

**147 Silver Springs Drive NW
Calgary, Alberta**

MLS # A2219500



\$810,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Over		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	Windows blinds		

Ultra desirable - lower Silver Spring loop location. This beautifully renovated 4-bedroom, 2.5-bath bungalow in NW Calgary's hottest community offers the perfect mix of modern updates and functional living. 10/10 condition - move in ready - pride of ownership is obvious. From top to bottom, the home has been thoughtfully upgraded, including new windows, high-end Torlys vinyl plank flooring, and stunning granite countertops. The open-concept main floor features a spacious kitchen with a large island, breakfast bar, Samsung stainless steel appliances & ample cabinet space, ideal for entertaining. The main floor also includes three good-sized bedrooms, with the primary suite offering a private 2-piece ensuite. The fully developed basement is a great addition, with a large rec room, a newly renovated bathroom, and a fourth bedroom. Outside, the standout feature is the triple garage—heated, insulated, and drywalled with 10.5 ft ceilings, plus hot and cold water taps, making it perfect for any project. The backyard also includes newly poured concrete walkways, patios, a gas BBQ hookup, and cedar flower beds with crushed rundle rock. Situated on a flat, square lot on a quiet, family-friendly street, the home is just a short walk to Shakespeare's Park, the Birthplace Forest, and the Bow River, with quick access to Crowchild Trail and only 10 minutes from downtown. This home is turn-key with a new high-efficiency furnace, hot water tank, and modern updates throughout, making it a must-see for anyone looking for a stylish, functional, and move-in-ready property.