

7216 Silver Mead Road NW
Calgary, Alberta

MLS # A2247818



\$549,500

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	946 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Storage		

Inclusions: Vacuum system is in working order but a few missing attachments, Attached shelves in storage/laundry room and in garage.

Welcome to this bright and spacious family home in the highly sought after community of Silver Springs! Boasting over 1600 square feet of developed living space, FOUR spacious bedrooms, TWO full bathrooms, a private FENCED YARD and a DOUBLE DETACHED GARAGE; this home combines comfort, function and an unbeatable location with GREEN SPACE across the street. Inside, modern VINYL PLANK flooring runs through both levels, creating an updated, cohesive feel. The upper level is filled with natural light, featuring an inviting living room with a cozy wood burning fireplace, a spacious kitchen with ample storage and counter space and a dining area that opens directly to your large sunny balcony; perfect for morning coffee or evening barbecues. Two generous bedrooms and a full bathroom complete this level. The fully finished lower level is just as impressive with a huge family room, two additional bedrooms with large windows, another full bathroom and a roomy laundry/storage area. Outside, enjoy your private fenced backyard, ideal for kids, pets, or entertaining, along with a double detached garage. Notable updates/features include new PAINT (2025), SHINGLES on the garage (2019), LVP FLOORING (2017) and FURNACE (2013). This incredible location offers quick access to the University of Calgary, Winsport, Stoney Trail and the mountains, while being steps away from schools and the Silver Springs Community centre with an outdoor pool. Nature enthusiasts will love the nearby Botanical Gardens, Bowmont Park and Bowness Park with scenic pathways leading right to the Bow River. With no condo fees and a prime location in one of Calgary's most established neighbourhoods, this Silver Springs gem offers the perfect blend of serenity and convenience. Book your private showing today!