

**810, 120 Silvercreek Close NW
Calgary, Alberta****MLS # A2255702****\$375,000**

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Dog Run Fenced In, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Storage		

Inclusions: N/A

RARE 2-STOREY NW TOWNHOME WITH BACKYARD IN PRIME LOCATION NEAR U OF C + BOW RIVER IN SILVER SPRINGS!
Welcome to Silver Pines, a well-managed complex in the heart of Silver Springs, one of NW Calgary's most desirable and walkable communities! This lovingly maintained 2-storey townhome offers incredible value with 3 bedrooms, 1 parking stall, a fully fenced backyard, and a finished basement — a rare combination at this price point. Stepping inside, the main floor greets you with an open-concept layout featuring a bright white kitchen with a nice big window over the sink, a generous dining area, and a spacious sunken living room. The living room has beautiful floor to ceiling windows and laminate floors. The back door steps out to your private backyard, complete with a small deck, lawn, some garden space and full fencing — perfect for kids, pets, or hosting summer BBQs! A 2pc powder room for guests finishes off the main floor. Upstairs, you'll find 3 good-sized bedrooms, and a 4-piece bathroom with a full-height tile surround and granite vanity. The finished basement offers even more space for a rec room, home office, gym, or flex space, complete with a 3pc bathroom and laundry area. This home has been very well taken care of, with thoughtful updates and pride of ownership throughout. The condo complex has a playground just next door and Silver Hill Shopping Plaza across the street. On top of that you're located down the block from Silvercreek Park, which is a Bow River Pathway. This pathway connects to Bowmont Park, Beach & the Botanical Gardens of Silver Springs, endless walking and biking trails on the shores of the Bow River which you could follow from one end of the city to the other. You're also a 10 minute drive from the University of Calgary, Market Mall, Alberta Children's Hospital, SAIT,

Winsport Park, Baker Park, Silver Springs Golf Club and all the amenities the University District has to offer. Access to the rest of the city is easy through several nearby major roadways including Crowchild Trail, Stoney Trail & 16th Ave. Jumping in the car: Downtown is a 22 min drive (16.1KM), Airport is a 22 min drive (28.3KM), & Banff is a 1 hr 13 min drive (117KM).