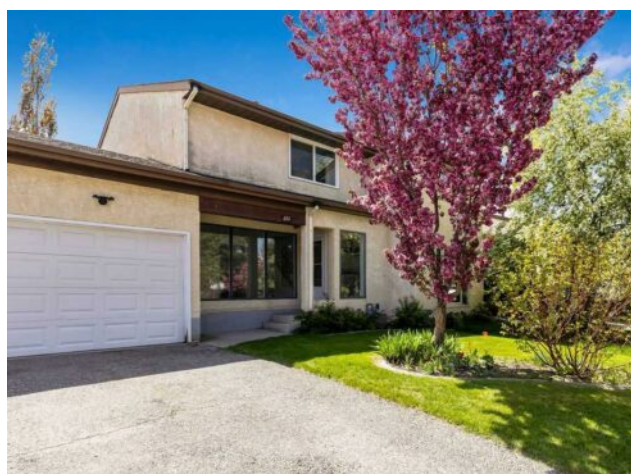


111 Silvergrove Road NW
Calgary, Alberta

MLS # A2212050



\$525,000

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,185 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions: None

Dream 3 BED + DEN townhome in the highly sought-after community of Silver Springs. Situated on your own land with no condo fees, this home offers exceptional value, flexibility and freedom. Step inside to find refinished hardwood flooring, fresh new baseboards, and new paint throughout, creating a bright and inviting space from the moment you enter. Large front windows flood the main floor with natural light, while the fenced backyard, complete with a deck, mature lilac bushes, and established foliage, offers privacy and a serene space to unwind or entertain. This functional layout features 3 bedrooms, 1.5 bathrooms, and a versatile den—ideal as a home office. The finished basement provides a cozy rec/family room, plus fresh new carpet for added comfort. Enjoy the convenience of an attached single garage and a location just minutes from schools, parks, walking paths, transit, and shopping. Whether you're a growing family, first-time buyer, or downsizer, this home checks all the boxes: space, style, and affordability in one of Calgary's most desirable neighbourhoods. 2018 Roof, 2018 bedroom + kitchen windows, 2023 water softener Don't miss your chance to book a viewing - ask your realtor for floorplans from the supplements