

780-380-6207
meghan@meghanrobinson.net

72, 27 Silver Springs Drive NW
Calgary, Alberta

MLS # A2220263



\$467,500

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|-----------|---|--------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,589 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | City Lot, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|-------------|---------------------------------------|------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 430 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | Mc-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Vaulted Ceiling(s) | | |

Inclusions: N/A

END UNIT – This 3-bedroom, 2.5-bathroom townhouse offers over 1,600 sq. ft. of developed living space with a spacious, well-appointed layout designed for comfort and functionality. The second level features high ceilings, a large window, patio doors, and a cozy wood-burning fireplace that creates a warm and inviting living space. On the third level, a full-sized dining area opens to the living room, making it perfect for entertaining, while the large kitchen offers ample counter and cabinet space, a pantry, and newer stainless steel appliances. The king-sized primary bedroom includes a 4-piece ensuite and double closets, and two additional full-sized bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement provides flexible space for a rec room, guest area, or home office. Additional features include an oversized attached garage (25'10" x 12'10"), a private fenced yard with low-maintenance landscaping, and a sense of privacy and space throughout. Located in Silver Springs Court—a pet-friendly community with mature trees, visitor parking, and a park-like setting—this home is just steps from beautiful botanical gardens, river pathways, and Bowmont Park. It's also within walking distance to local amenities like a gym, restaurant, coffee shop, pub, outdoor pool, and schools, with quick access to major roads for commuting around the city or heading to the mountains. This home delivers a perfect blend of quality, lifestyle, and convenience.