

72, 27 Silver Springs Drive NW
Calgary, Alberta

MLS # A2220263



\$479,900

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.