

**39, 116 Silver Crest Drive NW**  
**Calgary, Alberta**

**MLS # A2225280**



**\$315,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Attached Carport, Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

<b>Inclusions:</b>	None
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Unlock the potential in this 3-bedroom townhome, ideally located in the sought-after community of Silver Springs. It's perfect for renovators, first-time buyers ready to build equity, or investors looking for a rewarding project. The entry level features a 2-piece bath and a bedroom that could serve as a home office, den, or guest room. One level up, you'll find the main living space with a living room, wood-burning fireplace, and access to a sunny south-facing deck—ideal for relaxing or entertaining. The adjoining dining area and kitchen offer a functional footprint, ready for your personal touch. Upstairs are two additional bedrooms, including a generous primary with walk-in closet, along with a full 4-piece bathroom. While the home is in need of updating, the potential is undeniable—and the location is exceptional. Enjoy nearby walking and biking trails through a wooded ravine, with transit just steps away and schools, shopping, and restaurants all close at hand. Bring your vision—and make this hidden gem your own.