

48, 27 Silver Springs Drive NW  
Calgary, Alberta

MLS # A2279193

# \$474,900



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Pantry, Quartz Counters		

**Inclusions:** All Window Coverings, Basement Wardrobe, TV wall mount, living room bar shelving and cabinets, kitchen stools, central vacuum (as-is), wooden garage shelving, laundry room shelving, patio tiles

This beautifully maintained end-unit townhome is move-in ready and ideally located backing directly onto a green space and just steps away from parks and exceptional schools with quick access to major thoroughfares. Situated in the desirable community of Silver Springs, this 3-bedroom, 2.5-bathroom split-level home offers nearly 1,650 sq ft of developed living space. With a functional layout and generous storage throughout, this property is ideal for a couple, growing family, or professionals seeking comfort, charm, and convenience. Located on the east side of the complex, the home backs directly onto a green space featuring a soccer field, baseball diamond, tennis courts, a botanical garden, and the beautiful Silver Springs off-leash park, an unbeatable setting for outdoor enthusiasts. The main living room showcases hardwood flooring, soaring double-height ceilings, and large windows that flood the space with natural light throughout the day. This inviting area offers direct access to the backyard and is anchored by a gas fireplace with a brick surround, creating a warm and welcoming atmosphere, perfect for cozy winter evenings. The dining room and kitchen are located on their own dedicated level, making this space ideal for entertaining. The dining area features a reclaimed wood accent wall and overlooks the living room, adding a visual connection to the living space below. The kitchen offers a functional layout with quartz countertops, a suite of stainless-steel appliances, and a pantry. Completing this level is a convenient laundry room with built-in storage and a 2-piece powder room. Upstairs, the spacious primary suite (18'3" x 10') overlooks the backyard and includes dual closets and a 3-piece ensuite with a walk-in shower. Two additional well-sized bedrooms with ample closet space, a 4-piece bathroom, and a generous linen closet complete the upper level. The lower level

provides additional flexible living space making it ideal for a home office, music room, or studio. The fully fenced private backyard offers plenty of space for children, pets, and entertaining, with direct access to the green space beyond, creating a seamless connection to the outdoors. Completing the property is an oversized single attached garage for secure year-round parking, along with a driveway for additional parking. Located in one of Calgary's most sought-after communities, this Silver Springs home offers the perfect balance of quiet residential living with immediate access to parks, schools, shopping, and transit.