

**236 Silverview Way NW  
Calgary, Alberta**

**MLS # A2285156**

**\$849,800**



<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** n/a

Welcome to this beautifully renovated home offering space, light, and an unbeatable location. The main floor features a bright open-concept design centered around a custom-built kitchen with a large island and abundant storage &mdash; the true focal point of the home. The dining area is enhanced by a large side window, while the living room overlooks serene green space at the front, creating a peaceful and inviting setting. A welcoming front foyer with coat closet adds convenience, and a discreet rear foyer off the kitchen provides easy access to the backyard. Oversized windows throughout flood the main level with natural light. Upstairs, the spacious primary bedroom comfortably accommodates a king-sized bed and includes a private 2-piece ensuite. Two additional bedrooms share a beautifully renovated full bathroom complete with a custom vanity. The lower level features a generous family room with a cozy corner fireplace and large windows that make the space feel bright and open. An additional bedroom and a full bathroom &mdash; both with large windows &mdash; give this level the feel of above-grade living. The basement offers yet another large bedroom plus a mechanical room with ample storage space or potential for a craft or hobby area. Fully renovated throughout, the home showcases durable vinyl plank flooring for easy maintenance and modern living. Step outside to a large backyard with a single garage and plenty of room to enjoy outdoor living. Ideally located directly across from the Botanical Gardens and within walking distance to Bow River pathways, an off-leash dog park, and the Silver Springs shopping plaza &mdash; this home perfectly combines comfort, functionality, and an exceptional lifestyle location.