

144 Silvergrove Road NW
Calgary, Alberta

MLS # A2287531



\$525,000

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,194 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Welcome home! A bright and well-maintained 2-storey duplex located on a desirable corner lot in Silver Springs. The main floor features a spacious living room with updated flooring and large windows that fill the home with natural light. The adjoining dining area and functional kitchen offer ample cabinet and counter space. Upstairs you'll find three well-sized bedrooms, ideal for families, first-time buyers, or investors. The unfinished basement provides excellent potential for future development. Located close to parks, schools, pathways, shopping, and major routes. A fantastic opportunity to own in one of NW Calgary's most established communities.