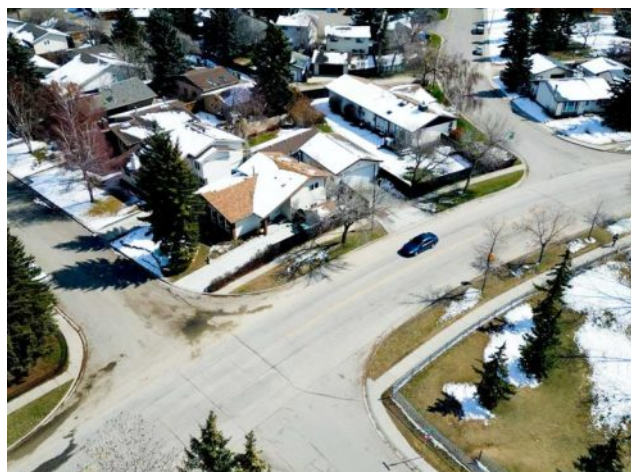


103 Silvergrove Place NW  
Calgary, Alberta

MLS # A2124672



**\$750,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Fa		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

\*OPEN HOUSE SAT MAY 11th 1:00-3:00pm\* This renovated 4-level split residence is located in one of the most sought after NW communities, Silver Springs. Step inside to discover a newly renovated kitchen, complete with sleek stainless steel appliances, a stunning waterfall central island, and ample cabinetry for all your culinary endeavors. The open-concept design invites in natural light, with high vaulted ceilings creating a warm and inviting atmosphere throughout the home. The renovations extend to the bathrooms, where you'll find contemporary fixtures and finishes to elevate your daily routine. New flooring and paint throughout the upper levels tie the spaces together with a modern look. The family room on the 3rd level is a cozy retreat, featuring a brick fireplace perfect for gathering around on chilly evenings. For those looking for a great investment opportunity the 3rd level can easily be sectioned off from the upper 2 levels with access via the walk-out separate entrance that leads to a private patio area in the back, offering a serene outdoor space for relaxation and entertaining. The 3rd level also includes a laundry room, bedroom and bathroom for added convenience. The home doesn't stop here with plenty of storage space and a workshop in the basement on the 4th level which could also be developed into further living space. For those with a passion for toys and tinkering, the heated oversized garage is a gearhead's paradise. With street access and a convenient parking pad in the front and back, you'll have plenty of space for your vehicles and projects. High ceilings, workbenches, cabinets, and electrical outlets make this garage a functional workspace for any hobbyist or DIY enthusiast. Ideally located across the street from the baseball diamonds and WO Mitchell Elementary, this home is perfectly situated for families and sports

enthusiasts alike. Enjoy the convenience of being within walking distance to Spring Hill Village Shopping Center and the Crowfoot LRT station, providing easy access to amenities and transportation options. Don't miss out on this rare opportunity to own a renovated home in such a desirable location. Schedule your showing today and make your dream home a reality!