

# \$430,000 - 10, 8533 Silver Springs Road Nw, Calgary

MLS® #A2231610

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

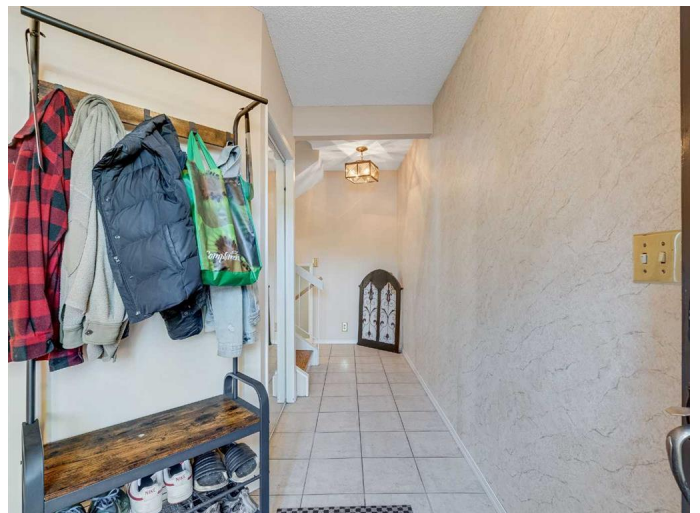
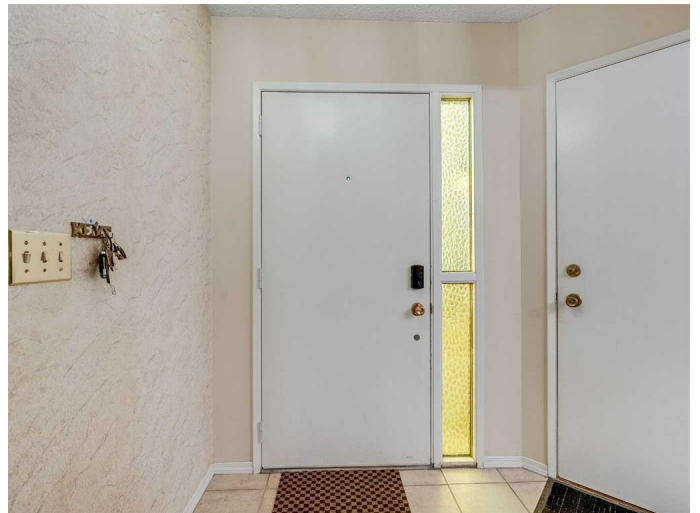
Here is your chance to own in the highly sought-after community of Silver Springs, where there is often little to no inventory and opportunities like this do not come up often. This split-level townhome is a smart choice for first-time buyers, investors, or anyone looking for a well-located home close to the University of Calgary, schools, shopping, transit, and the Bow River pathway system. Move in and enjoy it as it is, or update it over time to suit your style.

The front entry provides access to the attached garage and a convenient half bath. A few steps up, the main living area is bright and welcoming with large south-facing windows. The kitchen overlooks the backyard, and the south-facing dining area opens onto a large private deck. The living room is warm and inviting with a wood-burning fireplace, perfect for cozy evenings.

The entire second floor is dedicated to a spacious primary bedroom retreat with double closets and a private four-piece ensuite. Upstairs on the third floor are two more bedrooms and another full bathroom, ideal for family, guests, or a home office.

The lower level includes laundry and a finished flex area that works well as a gym, hobby space, or extra storage.

â€œThe Villageâ€• is a well-managed



complex with recent exterior updates, including Hardie board siding and newer roof shingles. There is plenty of visitor parking and everything you need is close at hand.

Come see why Silver Springs remains one of Calgary's most desirable neighbourhoods. Book your showing today!

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231610      |
| Price          | \$430,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 10, 8533 Silver Springs Road Nw |
| Subdivision | Silver Springs                  |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3B 4A6                         |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Visitor Parking                            |
| Parking Spaces | 2                                          |
| Parking        | Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                          |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Landscaped, Treed  |
| Roof              | Asphalt Shingle    |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | M-CG d30        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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