



THE
A-TEAM

**RE/MAX
FIRST**

103 SILVERGROVE Place, Calgary T3B 4Y1

MLS® #: **A2124672**

Area: **Silver Springs**

Listing Date: **04/19/24**

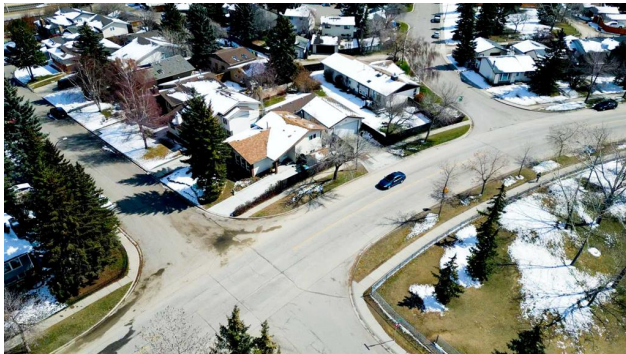
List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**
Lot Information
Lot Sz Ar: **5,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,158**
Low Sqft:
Ttl Sqft: **1,158**

DOM

30
Layout
Beds: **3 (2 1)**
Baths: **2.0 (1 2)**
Style: **4 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,See Remarks**
Park Feat: **Additional Parking,Concrete Driveway,Double Garage Detached,Garage Faces Side,Oversized,Parking Pad,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`3" x 4`11"	4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	10`7" x 19`0"	Dining Room	Main	11`3" x 9`5"
Kitchen	Main	12`0" x 12`3"	Living Room	Main	13`8" x 21`2"
Bedroom - Primary	Main	12`8" x 13`8"	2pc Bathroom	Lower	4`5" x 5`3"
Bedroom	Lower	11`7" x 12`8"	Laundry	Lower	6`10" x 5`8"
Game Room	Lower	13`5" x 17`3"	Storage	Basement	11`5" x 20`7"
Furnace/Utility Room	Basement	14`4" x 9`2"	Workshop	Basement	15`3" x 11`3"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1N

7810818

Remarks

Pub Rmks:

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!

Inclusions:

N/A

Property Listed By:

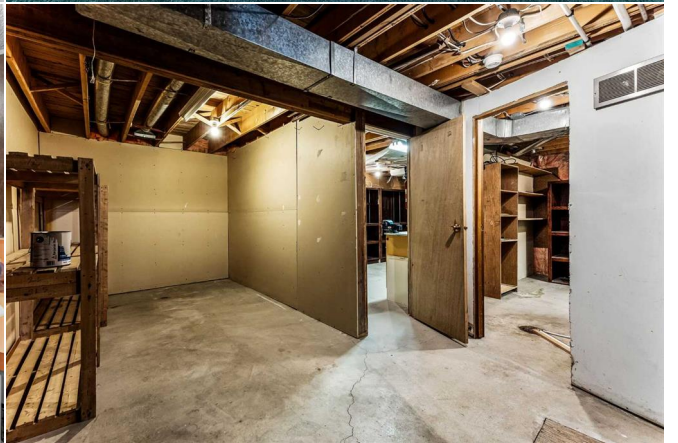
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





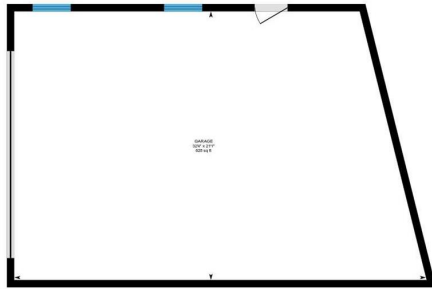






103 Silvergrove Pl NW, Calgary, AB

Garage Excluded Area 680.15 sq ft



0 2 4 6 ft

PREPARED: 2024/04/19



White regions are excluded from total floor area in GSE/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



103 Silvergrove Pl NW, Calgary, AB

Main Floor Excluded Area 1158.23 sq ft



0 2 4 6 ft

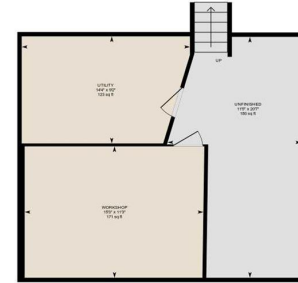
PREPARED: 2024/04/19



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Basement (Below Grade) Excluded Area 543.40 sq ft



0 2 4 6 ft

PREPARED: 2024/04/19



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Lower Level (Below Grade) Excluded Area 498.33 sq ft



0 2 4 6 ft

PREPARED: 2024/04/19



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