



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6423 SILVER RIDGE Drive, Calgary T3B 3T1**

MLS®#: **A2125359**

Area: **Silver Springs**

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

List Price: **\$685,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **5,618 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,352**  
Low Sqft:  
Ttl Sqft: **1,352**

DOM

**25**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Few Trees,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`8" x 12`2"
Kitchen	Main	9`3" x 8`9"
Breakfast Nook	Main	7`0" x 7`0"
2pc Ensuite bath	Main	6`0" x 5`0"
Bedroom	Main	11`0" x 8`5"
4pc Bathroom	Main	9`1" x 5`0"
Game Room	Basement	22`8" x 11`6"

Room	Level	Dimensions
Family Room	Main	11`10" x 11`8"
Dining Room	Main	9`8" x 8`11"
Bedroom - Primary	Main	12`6" x 12`2"
Bedroom	Main	11`0" x 10`1"
Foyer	Main	7`2" x 6`7"
Family Room	Basement	12`10" x 11`6"
Bedroom	Basement	17`3" x 7`0"

Other 4pc Bathroom	Basement Basement	12`9" x 10`10" 9`0" x 4`8"	Laundry Furnace/Utility Room	Basement Basement	10`0" x 9`0" 8`0" x 4`8"
Legal/Tax/Financial					

Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-C1</b>	
	<b>731452</b>		Remarks

Pub Rmks:	<p><b>Welcome to your new home in the heart of Silver Springs, where convenience and comfort meet in this great 4-bedroom, 3-bathroom bungalow. Located mere minutes from the Silver Hill Baseball Diamond, Silver Creek Park, and the Silver Springs Community Association, this property offers an unparalleled lifestyle in one of Calgary's most desirable neighborhoods. As you step inside, you're greeted by an abundance of natural light that floods the spacious living areas, highlighting the carpet and linoleum flooring throughout. The focal point of the living room is the impressive two-sided stone wood-burning fireplace, perfect for cozy evenings with loved ones. The kitchen boasts a charming breakfast nook, ideal for enjoying your morning coffee while planning the day ahead. With ample counter space and storage, meal preparation is a breeze. Downstairs, the fully finished basement awaits, complete with a convenient wet bar, offering endless opportunities for entertaining guests or creating a cozy retreat for relaxation. Outside, the west-facing fenced backyard provides a private oasis for outdoor gatherings, with a patio perfect for summer barbecues or simply enjoying the sunshine. The double detached garage offers plenty of space for parking and storage. Beyond the property, Silver Springs offers a wealth of amenities, including schools, shopping centers, parks, and transit options, ensuring that everything you need is just moments away. Moreover, Silver Springs is renowned for its mature trees, picturesque ravines, and direct access to Calgary's extensive bike path system, making it a paradise for outdoor enthusiasts seeking adventure or a peaceful escape. Don't miss your chance to call this amazing location home. Schedule a viewing today and experience the best of Silver Springs living firsthand. New roof installed in early 2023!</b></p>
Inclusions: Property Listed By:	<p>n/a <b>Century 21 Bamber Realty LTD.</b></p>

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

















