



THE
A-TEAM

**RE/MAX
FIRST**

219 SILVER VALLEY Boulevard, Calgary T3B 4B7

MLS® #: **A2144608**

Area: **Silver Springs**

Listing Date: **06/27/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **6,157 sqft**
Lot Shape: **6157**

Finished Floor Area

Abv Sqft: **1,837**
Low Sqft:
Ttl Sqft: **1,837**

DOM

5

Layout

Beds: **4 (4)**
Baths: **3.0 (2 2)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Conservation,Front Yard,Lawn,Garden,Gentle Sloping,Landscaped,Private**
Park Feat: **Double Garage Detached,Enclosed,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 17`0"
Dining Room	Main	11`9" x 9`7"
Family Room	Main	11`5" x 17`7"
2pc Bathroom	Main	6`2" x 5`11"
Bedroom - Primary	Upper	13`5" x 12`0"
Bedroom	Upper	10`1" x 9`11"

Room	Level	Dimensions
Kitchen	Main	13`5" x 12`4"
Breakfast Nook	Main	10`0" x 10`0"
Bedroom	Main	9`8" x 9`0"
Laundry	Main	6`1" x 9`0"
2pc Ensuite bath	Upper	4`9" x 5`0"
Bedroom	Upper	10`3" x 9`0"

4pc Bathroom
3pc Bathroom
Furnace/Utility Room

Upper
Basement
Basement

7`8" x 5`7"
6`8" x 8`1"
6`1" x 6`4"

Game Room
Workshop
Storage
Legal/Tax/Financial

Basement
Basement
Basement

21`9" x 14`9"
17`7" x 19`2"
8`9" x 23`9"

Title:
Fee Simple
Legal Desc:

7410697

Zoning:
R-C1

Remarks

Pub Rmks: **Beautiful split-level home with 4 Bedrooms and 4 bathrooms, located on a quiet residential street in Silver Springs - voted as Calgary's best suburb in CBC's Battle of the Burbs in 2022. The house looks out on a natural park area above Bowmont Natural Environment Park and is steps away from views of the Bow River. There is easy access to the river pathway system for walking, cycling or dog walking. The house faces the east with spectacular sunrises followed by morning sun and the secluded backyard basks in afternoon sun. The interior has been updated with renovations in 2021 that included re-finishing the hardwood floors, covering popcorn ceilings with drywall, painting the interior walls and ceilings, replacing window and door frames and baseboards, new basement carpet, new laundry room flooring, main floor and ensuite bath upstairs completely re-done, new hot water tank, Hunter Douglas blinds installed in living and dining room, kitchen, and master bedroom, and new lighting fixtures throughout the house. Front yard landscaping was completed in 2022 with native and near native plants and shrubs. Landscapers installed a weeping tile system that directs roof runoff to the perennial beds. Raised metal beds, ideal for growing vegetables, were installed in the back yard and the backyard perennial beds were re- vitalized with new plantings. Enjoy outdoor living on the large backyard patio. The double garage is heated, and storage space is enhanced by two storage sheds. Silver Springs is close to area schools, the Crowfoot shopping area, the Crowfoot YMCA and the Crowfoot Library, with quick access to Highway 1 heading to the mountains.**

Inclusions:
Property Listed By: **MyQ Smart Hub Garage Fob
CIR Realty**

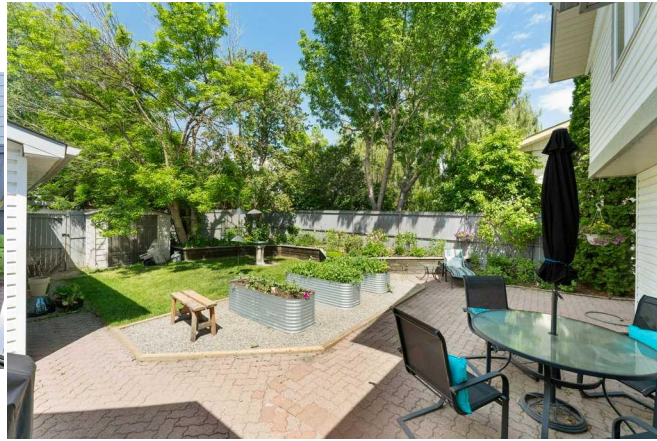
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











219 Silver Valley Blvd NW, Calgary, AB

Main Floor
Exterior Area 1234.25 sq ft
Interior Area 1160.95 sq ft

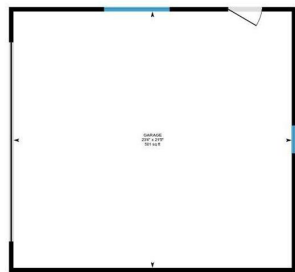


PREPARED: 2024/06/24

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

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Garage
Excluded Area 524.82 sq ft



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2nd Floor
Exterior Area 602.88 sq ft
Interior Area 556.65 sq ft



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Basement (Below Grade)
Exterior Area 600.92 sq ft
Interior Area 481.12 sq ft
Excluded Area 470.71 sq ft



PREPARED: 2024/06/24

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