



THE
A-TEAM

**RE/MAX
FIRST**

6407 SILVER RIDGE Drive, Calgary T3B 3T1

MLS®#: **A2170959** Area: **Silver Springs** Listing Date: **10/20/24** List Price: **\$719,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **5,618 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,170**
 Low Sqft:
 Ttl Sqft: **1,170**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`4" x 4`11"	4pc Bathroom	Main	7`11" x 4`11"
Bedroom	Main	8`11" x 13`3"	Bedroom	Main	8`7" x 9`11"
Dining Room	Main	9`0" x 9`1"	Kitchen	Main	15`11" x 12`5"
Living Room	Main	10`10" x 19`1"	Bedroom - Primary	Main	13`0" x 13`3"
4pc Bathroom	Basement	4`11" x 6`7"	Bedroom	Basement	12`8" x 9`3"
Laundry	Basement	4`11" x 7`7"	Game Room	Basement	16`7" x 36`9"
Storage	Basement	4`0" x 8`0"	Furnace/Utility Room	Basement	4`0" x 6`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

731452

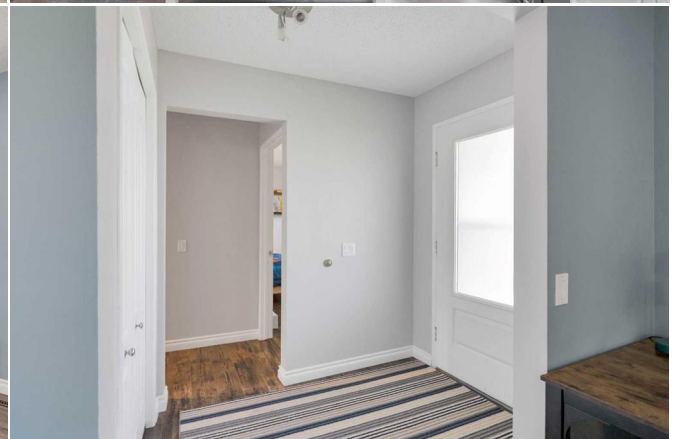
Remarks

Pub Rmks: **Charming 4-BEDROOM BUNGALOW ready for your family's next chapter! Located just steps from schools, transit, and minutes from Bowmount Park, it's a place where weekend strolls along the Bow River and quick school runs become part of daily life. The OPEN-CONCEPT main floor brings everyone together, with a BRIGHT LIVING ROOM featuring custom shelving and a cozy fireplace—ideal for family game nights or unwinding with a good book. The kitchen, with NEWER APPLIANCES and plenty of storage, is ready for everything from family meals to casual gatherings, and the adjacent dining room is perfect for sharing those moments together. THREE BEDROOMS on the main level offer flexibility, whether you're tucking in little ones or hosting out-of-town guests. Downstairs, the FULL Y FINISHED BASEMENT offers a FOURTH BEDROOM, a RENOVATED BATHROOM, and a spacious rec room—great for movie nights, hobbies, or simply relaxing. The WEST-FACING BACKYARD is an inviting spot for afternoon BBQs, while the oversized garage offers ample storage for tools, hobbies, or that project you've been meaning to start. With recent updates like a newer furnace, A/C, hot water tank, and luxury vinyl plank flooring, this home is ready for its next chapter—whether you're raising a family or enjoying a well-deserved slower pace. Book your viewing today and see how life fits here!**

Inclusions: **Kitchen Island, TV Wall Mounts**
Property Listed By: **Ally Realty**

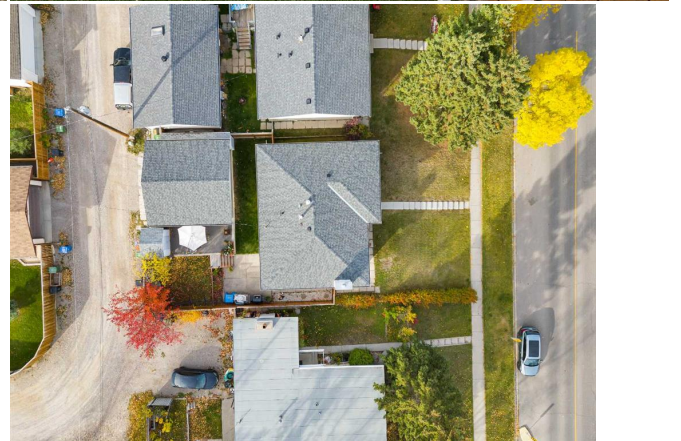
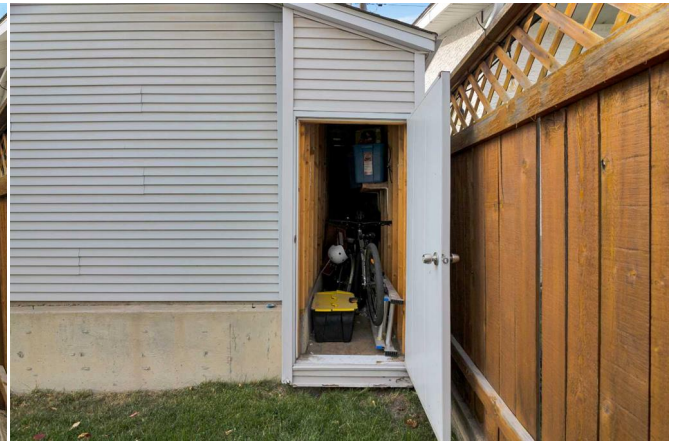
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

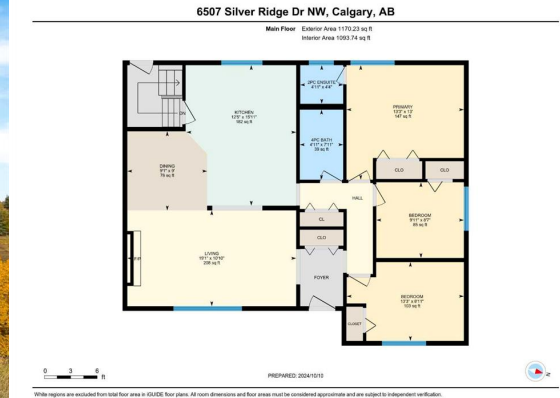












6507 Silver Ridge Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 1162.18 sq ft
Interior Area 952.41 sq ft

