



THE
A-TEAM

**RE/MAX
FIRST**

143 SILVER RIDGE Rise, Calgary T3B 4P6

MLS®#: **A2171580** Area: **Silver Springs** Listing Date: **10/16/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **5,252 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees,Rectangular Lot,Sloped**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`8" x 10`10"
Kitchen With Eating Area	Main	11`8" x 10`9"
Bedroom	Upper	9`8" x 9`9"
4pc Bathroom	Upper	7`5" x 4`5"
Storage	Lower	8`7" x 9`9"
2pc Bathroom	Lower	5`4" x 6`5"

Room	Level	Dimensions
Dining Room	Main	10`9" x 10`8"
Bedroom - Primary	Upper	11`9" x 10`8"
Bedroom	Upper	10`8" x 10`9"
Living Room	Lower	19`0" x 22`0"
2pc Ensuite bath	Upper	4`3" x 3`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610683

Zoning:
R-CG

Remarks

Pub Rmks:

First time listed on MLS. Great opportunity for a first time buyer to enter the Silver Springs market. Home situated on a quiet street in the heart of Silver Springs. The home has over 1,500 sq ft of developed space on first 3 levels. Walking distance to nearby St. Peter's church and 2 elementary schools in the area (WO Mitchell & St. Sylvester). This 4 level split has been well cared for and owned for over 40 years by the same family. Main level has hardwood throughout, a large kitchen with an island that can seat many, and a sizable dining room for family gatherings. Some appliances have been replaced. French doors open to the rear deck. Backyard is mature with large trees, 2 sheds, and other landscaping. The upper level has 3 bedrooms which includes the primary bedroom which has a walk in closet along 2 piece ensuite. There is a 4 piece bathroom that supports the other 2 bedrooms. The lower level has a large rec room with wood burning fireplace, a small bar, and a 2 piece bath (note: room for a shower with some materials in place). Laundry located on 4 level with furnace, water tank, + tons of storage or could easily be developed into livable space. Home is quick access to main boulevard, Crowchild Trail & new ring road. Don't miss this wonderful opportunity to get invested in the NW Calgary real estate market at the entry level for a detached home.

Inclusions:
Property Listed By:

**2 sheds in yard
RE/MAX Real Estate (Mountain View)**

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







