



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

**66**  
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
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 10`10"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`8" x 10`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`5" x 4`5"</b>
<b>Storage</b>	<b>Lower</b>	<b>8`7" x 9`9"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`4" x 6`5"</b>

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

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**







