



THE
A-TEAM

**RE/MAX
FIRST**

116 SILVER CREST Drive #61, Calgary T3B 4N9

MLS®#: **A2183516** Area: **Silver Springs** Listing Date: **12/13/24** List Price: **\$419,999**
 Status: **Active** County: **Calgary** Change: **-\$19k, 30-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,358**
 Low Sqft:
 Ttl Sqft: **1,358**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
 Park Feat: **220 Volt Wiring,Carport**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
1pc Bathroom	Main	3`5" x 3`1"
Game Room	Main	12`0" x 11`1"
Dining Room	Second	7`4" x 9`0"
Living Room	Second	19`4" x 12`11"
Bedroom	Third	14`8" x 8`0"

Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 7`1"
Furnace/Utility Room	Main	12`7" x 7`11"
Kitchen	Second	12`8" x 8`0"
4pc Bathroom	Third	7`2" x 4`11"
Bedroom - Primary	Third	11`9" x 13`0"

Legal/Tax/Financial

Condo Fee:
\$315

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7711095**

Remarks

Pub Rmks: **This exquisitely renovated townhouse, just under 1,400 sq. ft., offers a perfect blend of modern luxury and convenience. Featuring three spacious bedrooms, this home has been thoughtfully updated with brand new appliances and high-end materials, including exquisite tiles and premium finishes throughout. The main floor is highlighted by a luxurious washroom with a walk-in shower, offering both style and functionality. The open-concept living area features a cozy fireplace, creating a warm and inviting atmosphere. With a convenient ground-level entry from the parking area, accessibility is made easy. Located just minutes from Market Mall, the University of Calgary, train stations, and stunning biking and hiking parks, this townhouse offers both exceptional comfort and unparalleled accessibility. The nearby neighborhood plaza provides an array of restaurants and pubs, making it an ideal spot for dining and entertainment. This home is perfect for anyone seeking a sophisticated, move-in ready space in one of Calgary's most sought-after communities.**

Inclusions:
Property Listed By: **N/A**
Grand Realty

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









