



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: **\$449,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

Access:

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

Finished Floor Area

Abv Sqft: **1,358**  
 Low Sqft:  
 Ttl Sqft: **1,358**

DOM

**8**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

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

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

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**









