



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 SILVER CREST Drive #66, Calgary T3B 2Y8**

MLS®#: **A2187978**

Area: **Silver Springs**

Listing Date: **02/27/25**

List Price: **\$349,900**

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:

Finished Floor Area  
Abv Sqft: **901**  
Low Sqft:  
Ttl Sqft: **901**

DOM

**0**  
Layout  
Beds: **3 (2 1)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 13`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`2" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`8" x 8`0"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>3`1" x 7`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`9" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 12`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$385

Fee Simple  
Fee Freq:  
Monthly

M-CG

Legal Desc: 7711095

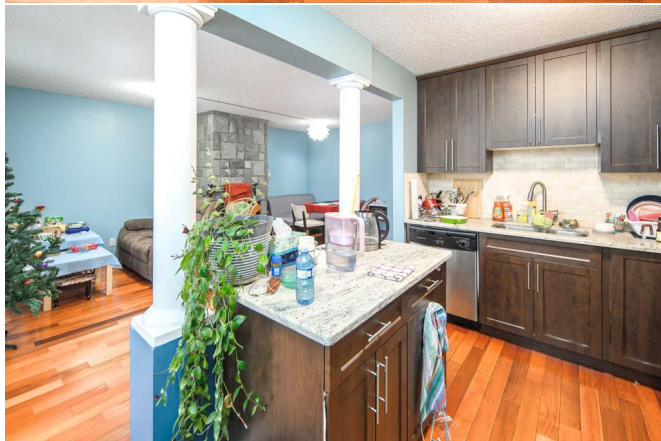
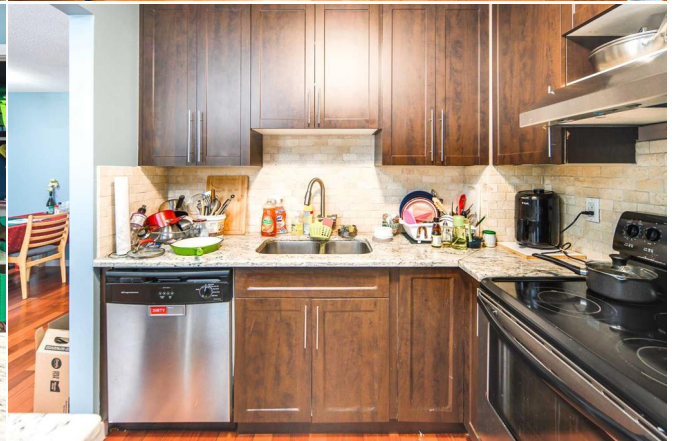
Remarks

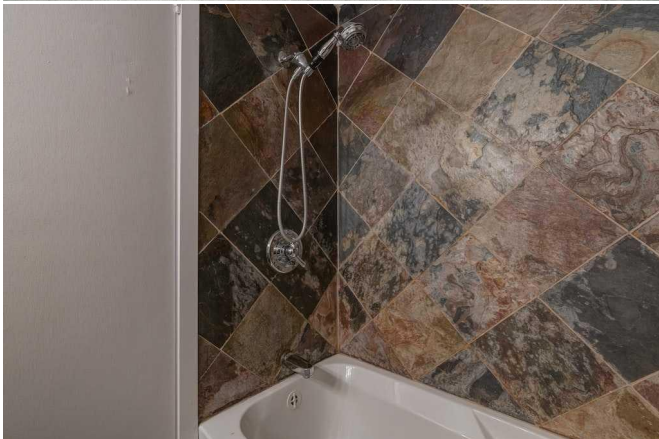
Pub Rmks: **Open House Saturday March 1st (1:30-4:00) A wonderful opportunity awaits in the desirable community of Silver Springs with this upgraded townhome featuring ravine views, hardwood floors, new carpet (2024), granite countertops, and three bedrooms. Ideally situated in the Holly Springs complex, this nearly 1,300 SF unit overlooks the ravine and Bow River Pathway, offering beautiful views from both the main and upper floors. The renovated main floor boasts an open-concept kitchen with abundant cabinetry, stainless steel appliances, granite countertops, and an island with extra storage, seamlessly flowing into a charming living and dining area with a large picture window and rich hardwood flooring. Upstairs, one year new carpet continues through the hall and bedrooms, including a sunny primary suite with a king-size capacity and generous walk-in closet, a secondary bedroom with built-in shelving, and a 4-piece bathroom. The lower level features a spacious third bedroom with large sunshine windows, perfect as an office, gym, or guestroom, alongside a 2-piece bathroom and separate shower, laundry/utility room, ample storage, and private access to the covered parking with a plug-in. The outdoor courtyard, with its large patio, pretty flowers, and stunning views, enhances the charm of this special property. Additional highlights include affordable condo fees, slate floors, gas BBQ hookup, and a well-managed, pet-friendly complex. Silver Springs offers year-round activities, including nature walks, cycling, an outdoor swimming pool, a skating rink, and access to excellent schools, shopping, and transit. This property delivers the full package—welcome home!**

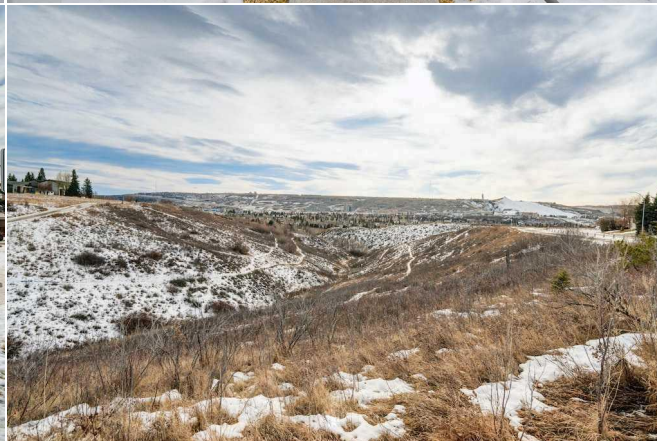
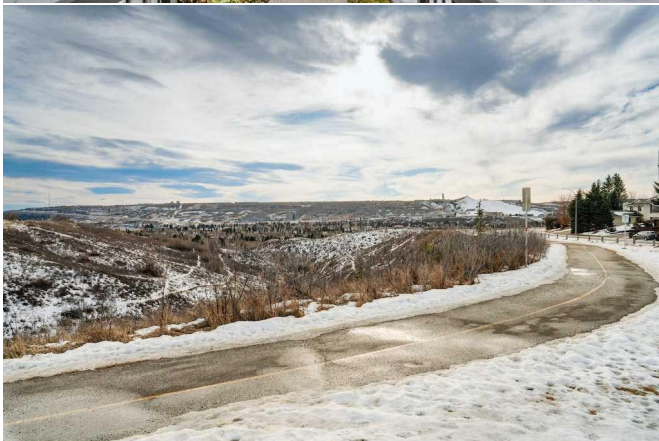
Inclusions: N/A  
Property Listed By: TrustPro Realty

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









66-116 Silver Crest Dr NW, Calgary, AB

Main Building Total Exterior Area Above Grade 932.51 sq ft



Main Floor  
Exterior Area 455.46 sq ft

2nd Floor  
Exterior Area 177.04 sq ft

Lower (Below Grade)  
Exterior Area 300.01 sq ft