



THE
A-TEAM

**RE/MAX
FIRST**

27 SILVER SPRINGS Drive #61, Calgary T3B 4N3

MLS®#: **A2196655** Area: **Silver Springs** Listing Date: **02/24/25** List Price: **\$549,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,385**
 Low Sqft:
 Ttl Sqft: **1,385**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Landscaped,Low Maintenance Landscape,See Remarks

Park Feat:

Driveway,Heated Garage,Oversized,Single Garage Attached

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Vinyl Windows,Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	5`9" x 4`5"	Dining Room	Second	12`11" x 9`5"
Kitchen	Second	12`9" x 9`11"	Laundry	Second	6`8" x 5`7"
Living Room	Second	20`2" x 14`3"	3pc Ensuite bath	Third	4`10" x 8`5"
4pc Bathroom	Third	4`11" x 8`5"	Bedroom	Third	9`9" x 13`2"
Bedroom	Third	8`7" x 10`4"	Bedroom - Primary	Main	18`0" x 10`0"

Game Room	Basement	15`6" x 11`3"	Furnace/Utility Room	Third	3`0" x 15`4"
			Legal/Tax/Financial		

Condo Fee: \$430		Title: Fee Simple		Zoning: M-C1	
		Fee Freq: Monthly			

Legal Desc:	7710605	Remarks
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Pub Rmks: **Nestled in the highly sought-after Silver Springs Court, this end-unit townhouse boasts an unbeatable location next to The Allwest Field, complete with tennis courts, baseball diamond, and just steps from the breathtaking Botanical Gardens of Silver Springs and the off-leash dog park. Fully renovated and meticulously maintained, this home is as bright and inviting as its surroundings. Upon entering through the newly installed fiberglass front door, you're greeted by a spacious entrance, high ceilings, and wide plank flooring enhanced by fresh, neutral paint colors. The heated oversized single garage, equipped with a new door, is also accessible from here, providing convenience and comfort throughout the seasons. Ascending to the expansive living room, your eyes are drawn to the impressive 18-foot ceilings and a stunning feature fireplace adorned with rundle stone and candles for a cozy ambience. Sunlight pours in through the new south-facing patio doors that open onto a private deck, beautifully finished with built-in solar lighting and imitation grass, offering serene park views. The upper level hosts a stylish dining room and a beautifully renovated kitchen that combines functionality and sophistication. Featuring butcher block counters, subway tiles, and stainless steel appliances—including a new Bosch dishwasher—it's an ideal space for cooking and entertaining. Just off the kitchen, the laundry room provides ample storage alongside recently updated washer and dryer units, while a beautifully renovated half bathroom completes this level. On the top floor, the spacious master bedroom serves as your personal retreat, with "His and Hers" closets and an elegant en-suite bathroom boasting a quartz vanity and a subway-tiled walk-in shower. Two additional bedrooms share a modern family bathroom, and the linen closet provides excellent storage. The basement has dry core insulated floor panels ensuring the floors stay warm and offers a versatile family room perfect for a gym or media space, along with easy access to the crawl space for extra storage. Recent upgrades throughout the home include new windows and exterior doors (2022), A/C (2023), a newer furnace and HWT, a Nuvo H2O water softener, all custom window coverings and knock-down ceilings throughout, ensuring modern comfort at every turn. Additionally, the property comes with a second parking spot in the driveway and convenient access to visitor parking. Silver Springs is one of Calgary's most beloved communities, featuring an outdoor pool for summer relaxation and quick access to the ravine, where you can enjoy mountain views, the Bow River, and a host of walking and biking trails. This exceptional home is ready to welcome you to a life of comfort, convenience, and natural beauty in the heart of Silver Springs.**

Inclusions:	N/A
Property Listed By:	CIR Realty

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









