

5443 SILVERDALE Drive, Calgary T3B 3M9

MLS®#: **A2200406** Area: **Silver Springs** Listing **03/07/25** List Price: **\$725,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 28-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1973** Abv Sqft: **1,174**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,564 sqft** Ttl Sqft: **1,174**
 Lot Shape:

DOM

37
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),No Neighbours Behind,Pie Shaped Lot,See Remarks,Street Lighting,Treed**

Park Feat:

Attached Carport,Double Garage Detached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 8`9"	Foyer	Main	9`6" x 4`11"
Kitchen	Main	11`6" x 12`6"	Living Room	Main	13`4" x 19`10"
2pc Ensuite bath	Upper	4`4" x 7`2"	4pc Bathroom	Upper	9`0" x 4`11"
Bedroom	Upper	11`7" x 9`0"	Bedroom	Upper	11`7" x 9`11"
Bedroom - Primary	Upper	13`8" x 11`7"	4pc Bathroom	Lower	7`6" x 8`0"
Bedroom	Lower	8`8" x 10`1"	Family Room	Lower	13`0" x 15`8"
Bedroom	Basement	11`0" x 9`1"	Kitchen	Basement	10`11" x 11`2"

Furnace/Utility Room

Basement

9`6" x 21`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1449LK

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this fantastic 5-bedroom, 3-bathroom home, perfectly situated on a large corner lot in a quiet, family-friendly neighborhood. This 4-level split offers exceptional versatility, whether you're looking for an income-generating investment or a beautiful home for your family. Each floor has its own kitchen, bedrooms, bathrooms, living rooms and its own laundry! With 3 bedrooms above grade and 2 additional bedrooms in the lower levels + 1 large family room, this home provides ample space. The illegal basement suite with its own kitchen + laundry features a separate entrance, making it easy to rent out both the main floor and basement to two different families, maximizing your rental income. The upper bathroom has been recently renovated and the basement includes a bathroom that is under construction—ready for you to complete and customize to your liking. The roof + water tank have been updated in the last couple of years. The home is currently rented by a long-term, month-to-month clean tenant, adding immediate investment value. The large backyard, featuring a stunning mature tree, offers a peaceful retreat for families or tenants to enjoy. A back lane and a spacious garage provide additional convenience. Located just a 2-minute walk from a playground, this home is nestled in an amazing community with access to green spaces, parks, a botanical garden, a swimming pool, walking paths, golf, schools, shopping, transit, major roads, and more. Whether you're an investor looking for a high-potential rental property or a family in search of a spacious, well-located home, this property has everything you need. Don't miss out! View our 3D Tour and schedule your private showing today!**

Inclusions:
Property Listed By: **Washer + Dryer in the garage + basement appliances: refrigerator, electric stove + hood fan
CIR Realty**

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









