

# \$700,000 - 6732 Silverdale Road Nw, Calgary

MLS® #A2221859

**\$700,000**

3 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

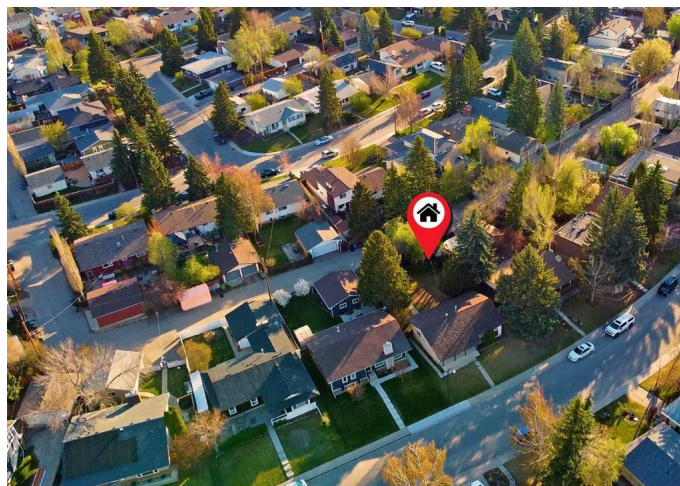
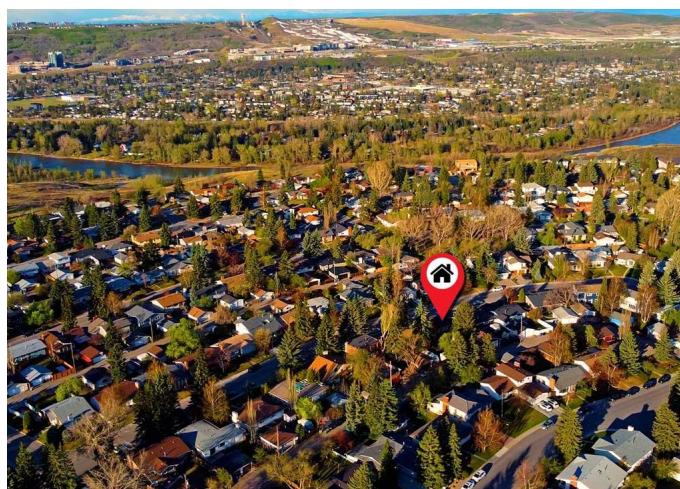
Located in the golden pocket of Silver Springs, this is a rare opportunity to own a home on a great street in one of the community's most desirable areas. Just steps from Bowmont Park's extensive trail network and within walking distance to the Silver Springs Community Centre and Pool, schools, parks, playgrounds, off-leash areas, skating rink, basketball courts, tennis courts, and the beautiful Botanical Gardens, the location is truly unbeatable. The private, fenced backyard is noticeably larger than most in the area, offering an exceptional outdoor space perfect for families, kids, pets, and entertaining. Inside, the main floor features a bright, open living and dining area, a kitchen with plenty of cabinet space overlooking the yard, and three bedrooms, including a primary with ensuite. The unfinished basement with a separate entrance offers excellent potential for future development. A spacious double garage (22' LONG x 24' Wide) ft and paved back lane complete the package. With its prime location, oversized yard, and position on one of Silver Springs's best streets, this is a unique chance to own a truly special home.

Built in 1973

## Essential Information

MLS® # A2221859

Price \$700,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6732 Silverdale Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3N2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 17th, 2025

Days on Market            10

Zoning                        R-CG

### **Listing Details**

Listing Office                The Real Estate District

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