

**7040 61 Avenue NW**  
**Calgary, Alberta**

**MLS # A2227305**



**\$745,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private, Rectangular Lot, Sloped Up		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Recessed Lighting		

**Inclusions:** NA

This beautifully updated bungalow is located on one of the most peaceful streets in the highly sought-after community of Silver Springs. Professionally renovated in 2015 (with permits), this home was taken down to the studs and rebuilt with care and quality. Major upgrades include: new electrical, plumbing, two gas insert fireplaces, solid hickory hardwood floors on the main level, solid-core doors, smooth ceilings, recessed lighting, kitchen, bathrooms, and some Lux windows. Additional mechanical and exterior updates include a Lennox furnace (2015), Lennox A/C (2023), and asphalt roof, soffits, and eavestroughs (2017). The open-concept main floor features a stunning kitchen with solid wood cabinetry, a central island, and stainless-steel appliances. The living room, dining area, and kitchen flow seamlessly together, creating an inviting space. Living room is highlighted by a gas fireplace with Sierra Ledger stone surround and a bay window overlooking mature trees and the quiet street. The main level offers a spacious primary suite with room for a king-size bed, a 3-piece ensuite, and a large closet with sliding doors. Two additional bedrooms and a full bathroom complete the main floor, one of which is currently used as a home office. The fully developed lower level offers versatility with a large rec/family room, a 4th bedroom (currently set up as a gym), and a laundry room/full bathroom with extensive custom cabinetry for maximum storage. The lower level is finished with luxury vinyl plank flooring, durable and easy to maintain. The private backyard offers mature trees, a gas BBQ hookup, rough-in for a future hot tub, and access to the oversized double detached garage (24' x 22'). Close to parks, schools, a shopping center, golf, and with quick access to downtown, this is a central, move-in ready home that truly stands out. Don't miss your chance to view this

exceptional property on one of Silver Springs' most desirable streets.