

**198 Silver Brook Road NW**  
**Calgary, Alberta**

**MLS # A2285355**



**\$849,800**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** second set of appliances in the basement (fridge, stove, MW hood fan, dishwasher), outdoor lift

Don't miss this bright and functional bi-level offering 4 bedrooms total (2 up, 2 down) and a separate entrance — perfect for extended family, guests, or future flexibility. The main floor features a well-designed layout with two spacious bedrooms and plenty of natural light. The lower level feels nothing like a typical basement, thanks to large windows that flood the space with sunlight. Two additional bedrooms, a large family room, second kitchen and a full bathroom create comfortable living on both levels. Located in sought-after Silver Springs — close to Bow River pathways, parks, schools, and shopping — this home offers incredible value in one of NW Calgary's most established communities. Situated on a corner lot and close to schools, parks, shopping, and walking pathways, this home is an excellent fit for families and outdoor enthusiasts. Upgrades include vinyl plank flooring throughout for easy maintenance, NEW hot water tank, Newer high-efficiency furnace, NEW and newer windows, newer roof, NEW fence, NEW deck, NEW kitchens, bathrooms, light fixtures, backsplash, and more. Nothing to worry about—just move in and enjoy.