

**144 Silvergrove Road NW**  
**Calgary, Alberta**

**MLS # A2287531**



**\$525,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NA

**NO CONDO FEES!** A bright and well-maintained 2-storey duplex located on a desirable corner lot in Silver Springs. The main floor features a spacious living room with updated flooring and large windows that fill the home with natural light. The adjoining dining area and functional kitchen offer ample cabinet and counter space. Upstairs you’ll find three well-sized bedrooms, ideal for families, first-time buyers, or investors. The unfinished basement provides excellent potential for future development. Located close to parks, schools, pathways, shopping, and major routes. A fantastic opportunity to own in one of NW Calgary’s most established communities.