

**7107 54 Avenue NW**  
**Calgary, Alberta**

**MLS # A2298706**



**\$849,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage		
<b>Inclusions:</b>	Second fridge, stove, dishwasher, washer and dryer in the basement suite		

Perfectly positioned in sought-after Silver Springs, this extensively renovated home introduces a flexible 6-bedroom layout with a beautifully finished illegal suite, ideal for multi-generational living or added versatility. Step inside to experience a bright, open-concept main level where luxury vinyl plank flooring and LED lighting establish a clean, modern aesthetic while maintaining everyday durability. Built-in storage at the front entry keeps daily routines organized while creating an immediate sense of intention and design. Gather around the gas fireplace in the living room as expansive windows draw in natural light throughout the day, enhancing both comfort and atmosphere. Entertain with ease as clear sightlines connect the dining area, where designer lighting elevates both casual meals and special occasions. Stay productive at the integrated workstation that adapts seamlessly to work or study needs without sacrificing living space. Effortlessly prepare meals in the thoughtfully designed kitchen showcasing quartz countertops, full-height cabinetry, high-end appliances including a gas stove, and a large island that anchors conversation and connection. Retreat at the end of the day to a private primary bedroom featuring its own stylish 2-piece ensuite, while two additional bedrooms and a well-appointed 4-piece bathroom complete the main level. Head downstairs through a separate entrance to discover a fully self-contained lower level equipped with its own laundry, ensuring privacy and independence. Enjoy a modern open layout that mirrors the quality and finish of the upper level, complemented by a spacious living area and a full kitchen finished with quartz surfaces, stainless steel appliances and a central island. Rest comfortably in three additional bedrooms with egress windows that enhance both safety and natural light, including a primary space

with its own 2-piece ensuite, while a 4-piece bathroom serves the remainder of the level. Benefit from major upgrades completed in 2024 including a furnace, hot water tank, roof shingles, and windows, delivering peace of mind for years ahead. Spend time outdoors in the expansive backyard where mature trees create a private setting, a paver stone patio encourages outdoor dining and relaxation and generous lawn space supports play or gardening. Appreciate the quiet location just steps from pathways leading to the Bow River, where nature, recreation and scenic views become part of daily life. It is a short drive to nearby Winsport, Silver Springs golf and country club, U of C, Market Mall and the Foothills Hospital. Don't miss out on the opportunity.