

**73, 27 Silver Springs Drive NW  
Calgary, Alberta**

**MLS # A2306602**



**\$499,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,478 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

Welcome to Silver Springs Court. A well kept and popular complex in the heart of Silver Springs. Located next to park, playground, bike paths, playing fields tennis courts and the entrance to The Botanical Gardens - a lovely walking area. The impressive great room has soaring ceilings, fireplace and a sliding door out to the private, fenced, south facing yard that backs onto green space. The next level provides a spacious dining room overlooking the living room, a contemporary kitchen with updated cabinetry/countertops and stainless steel appliances. Off the kitchen is the pantry/laundry room with plenty of additional storage. There is also a two piece bath for company and convenience. The upper level showcases the primary and secondary bedrooms, both large with lots of closet space. The renovated bath has double sinks and tub/shower combination. The lower level has a multi-use space that could work as a home office, gym or rec room. Close to schools, shops and transit, this lovely home is waiting for you!