

**6451 70 Street NW**  
**Calgary, Alberta**

**MLS # A2309030**



**\$750,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Soaking Tub, Storage		

**Inclusions:** Pool Table

Open House Saturday May 9th 12:00 pm - 2:00 pm. Life in Silver Springs comes with the kind of community connection that keeps families here for decades and this 6,479sqft corner-lot and 1,346sqft bungalow has been lovingly maintained by the same owners since 1980. Mature trees, a quaint front yard and timeless curb appeal create a welcoming first impression, while the functional layout inside leaves plenty of room to gather, unwind and grow. Dedicated space for hosting awaits in the dining room, making holiday dinners and family celebrations feel comfortably separate from the main living areas. Just beyond, a sunken living room encourages quiet evenings beside the wood-burning fireplace, where a full-height brick surround and oversized windows add warmth and character throughout the seasons. Daily routines feel effortless in the well-planned kitchen, where stainless steel appliances, generous cabinet storage, a breakfast nook and sliding patio doors connect naturally to the WEST backyard deck for easy indoor-outdoor living. Everyday life feels especially comfortable in the oversized primary retreat, complete with dual closets leading directly to a private powder room that simplifies busy mornings. Downstairs, the expansive rec room sets the stage for movie nights, game tournaments or relaxed weekends beside a second wood-burning fireplace that adds cozy ambience to the lower level. Friendly competition comes easily with the included pool table, while a very large bedroom with dual closets and a full 4-piece bathroom adds flexibility for guests, teenagers or extended family. Years of careful ownership continue with practical upgrades that include 2 newer hot water tanks installed in 2022 along with the convenience of a central vacuum system. Summer afternoons naturally spill onto the new 2-tier rear deck, where the gas hookup keeps barbecuing simple and

outdoor gatherings flowing with ease. Plenty of grassy space remains for kids and pets to play, all privately tucked behind the MASSIVE 24.5 x 25.5 double detached garage with additional RV parking. Families will appreciate being surrounded by some of northwest Calgary's most established amenities, including great schools, playgrounds, daycares, community shops, baseball diamonds, basketball courts, an outdoor pool, skating rink and the active Silver Springs Community Centre. Outdoor recreation becomes part of everyday life with nearby access to Bowmont Natural Reserve, off-leash pathways, and the Soccer Centre, while W.O. Mitchell School, St. Sylvester School, and Silver Springs School help make daily routines feel convenient for growing households.