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7956 71 Avenue NW
Calgary, Alberta

MLS # A2335613



$775,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Metal Frame, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge in garage & freezer in basement.

Welcome to this beautifully renovated bungalow in the heart of Silver Springs, one of Northwest Calgary's most sought-after communities. Perfectly situated directly across from a playground and green space, this move-in-ready home offers the ideal combination of modern updates, functional living space, and an unbeatable family-friendly location. Featuring an oversized attached garage, a large driveway with ample parking, triple-pane windows, central air conditioning, and stylish designer fixtures throughout, this home has been thoughtfully updated from top to bottom. The bright and inviting main floor features a spacious living room, a dedicated dining area, and a beautifully renovated kitchen showcasing two-tone cabinetry, stainless steel appliances, modern finishes, ample storage. A convenient mudroom off the rear entrance provides direct access to the backyard and deck. Down the hall, you'll find three generously sized bedrooms and two full bathrooms, including a private primary retreat complete with a walk-in closet and beautifully updated ensuite. The partially finished basement adds valuable living space with a cozy family room centered around a gas fireplace, creating the perfect setting for relaxing evenings and family gatherings. Beyond the finished area, a substantial unfinished section offers endless flexibility for future development, a home gym, workshop, hobby space, or additional storage. Already roughed in and complemented by a large crawl space, the lower level provides incredible potential for future customization. Step outside to enjoy the large deck overlooking the backyard, ideal for entertaining, summer barbecues, or simply enjoying the outdoors. Rear alley access adds convenience while the spacious yard provides plenty of room for kids, pets, and outdoor activities. Silver Springs is one of Northwest Calgary's most sought-after communities,

known for its excellent schools, parks, pathways, outdoor pool, and incredible access to recreation. Enjoy being just minutes from Crowfoot Crossing, Crowchild Trail, Market Mall, the University of Calgary, Foothills Hospital and Nose hill. With beautiful renovations, exceptional functionality, and an unbeatable location directly across from a playground and green space, this home offers the lifestyle and location buyers dream of. Click on the media link to view the video & book your private showing today!

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