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20 Silver Springs Drive NW
Calgary, Alberta

MLS # A2351348

$549,900

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	968 sq.ft.	**Age:**	1973 (53 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle, Tar/Gravel	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 20 Silver Springs Drive NW, a well-maintained and inviting home situated on a large lot in the established community of Silver Springs. An exceptional opportunity, the adjoining half of the duplex at 18 Silver Springs Drive is also available for sale, with both properties available for showings—offering buyers the unique option to purchase one or both sides. The bright main level features large windows that fill the home with natural light, a functional kitchen, adjoining dining area with access to the front balcony, and a spacious living room ideal for everyday living. Two generously sized bedrooms and a full bathroom complete the main floor. Downstairs, the developed lower level offers two additional bedrooms, another large recreation room, a 3-piece bathroom, and generous laundry and storage space, providing excellent flexibility for families, guests, or additional living needs. Outside, the beautifully landscaped front yard adds to the home's welcoming curb appeal, while an oversized double garage provides plenty of parking and storage. Ideally located close to schools, Crowfoot LRT station, shopping, parks, the Botanical Gardens of Silver Springs, Silver Springs Golf & Country Club, and other community amenities, with convenient access to the University of Calgary and downtown. Clean, well cared for, and offering a versatile four-bedroom layout, this property is a fantastic opportunity in one of Calgary's most established northwest communities.

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