

**188 Silvergrove Way NW**  
**Calgary, Alberta**

**MLS # A2175743**



**\$749,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** 2 Sets of appliances

Rare Opportunity to own a legally suited 4 Level split detached home in desirable Silver Springs! The house has incredible walkability features which is rare in suburban Calgary. Walk to all the shops and services of Crowfoot Crossing, the C train and directly behind is Shoppers Drug mart and convenience items. This home was renovated in 2019 and underwent substantial upgrades including a 2 bedroom legal suite built to building code, every piece of the suite was brand new at that time. Upstairs both bathrooms, flooring and cosmetics were completed as well as a new roof! This property has never been vacant since. With a total of 5 bedrooms including a master bedroom with ensuite, it makes an excellent revenue property or mortgage helper. The 4 level split layout is very desirable as each unit gets 2 levels of living space and the basement unit has a bright living and kitchen space that is above ground making it very livable. The yard is fully fenced and massive! The double detached garage completes this home along with the quiet street and the playground just a few houses down.