# \$550,000 - 139 Silver Brook Road Nw, Calgary

MLS® #A2222204

## \$550,000

4 Bedroom, 2.00 Bathroom, 1,536 sqft Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

This is your chance to own a 4-bedroom home brimming with potential in one of the most desirable neighborhoodsâ€"Silver Springs! Located on a quiet street and nestled on a sunny, south-facing oversized lot, this property is perfect for those looking to add value and customize a home to their vision. The functional main floor layout is ready for your updates and features a welcoming foyer, a spacious living room, a versatile dining room or den, a convenient powder room, and a huge kitchen with endless renovation possibilities. Upstairs, you'll find four generously sized bedrooms and a full bathroom, ideal for growing families or future tenants. The fully developed basement adds even more living space to this already roomy home. Notable updates include a new hot water tank, a 6-year-old furnace, and a water softener, offering peace of mind as you plan your upgrades. Outside, enjoy the oversized yardâ€"perfect for gardening or entertainingâ€"and the double detached garage for ample parking and storage. All this in the highly sought-after community of Silver Springs, where homes rarely stay on the market for long. Enjoy the unique benefit of mail delivery right to your front door and easy access to parks, schools, shopping, and transit. Don't miss out on this incredible investment opportunityâ€"book your showing today!







#### **Essential Information**

MLS® # A2222204 Price \$550,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,536 Acres 0.13 Year Built 1972

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 139 Silver Brook Road Nw

Subdivision Silver Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3B 3H9

# **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Alley Access

# of Garages 2

#### Interior

Interior Features Laminate Counters, No Smoking Home

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer,

Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Irregular Lot, Level, Pie Shaped Lot, Treed

Roof Cedar Shake, Tar/Gravel

Construction Brick, Stucco, Cedar, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 17th, 2025

Days on Market 82

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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