

# \$769,900 - 8432 64 Avenue Nw, Calgary

MLS® #A2234403

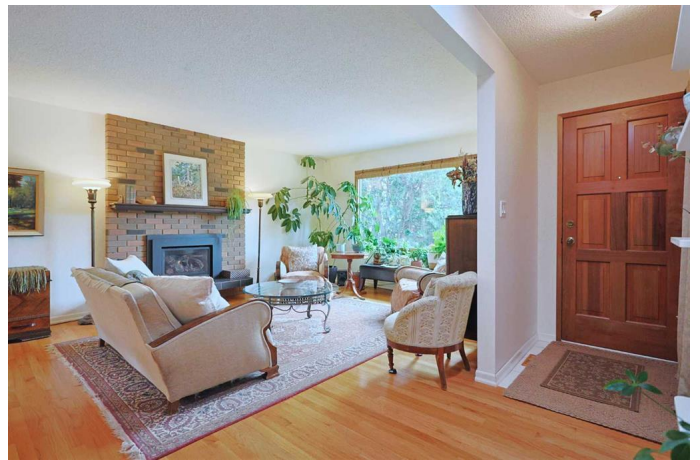
**\$769,900**

4 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

Walking distance to Silvercreek Park, shopping at Spring Hill Village & bus stops is this wonderfully updated bungalow in the popular family community of Silver Springs. First-time offered for sale in over 30 years, this fully finished home enjoys 4 bedrooms + office & 2.5 bathrooms, renovated kitchen with granite countertops, private park-like backyard & oversized 2 car garage + RV parking pad. Perfect for your loving family, you will love the warm & comforting floorplan of this Britannia-built home, with its inviting living room with remote-controlled gas fireplace, hardwood floors & South-facing windows with views of Canada Olympic Park. Open to the living room is the spacious dining room with built-in hutch, making entertaining & family dinners a breeze. Renovated in 2006, the stylish custom kitchen has granite counters & full-height cabinets, pantry with pull-out drawers, cork floors & stainless steel appliances including Miele dishwasher & Samsung induction stove/convection oven. The 3 main floor bedrooms all have hardwood floors & the primary bedroom â€” with window seat & views of the backyard, has a 2-piece ensuite. The family bathroom down the hall has a deep bathtub/shower combo & pedestal sink. The lower level â€” with laminate floors, is beautifully finished with a big rec room with panelled ceilings & built-in TV cabinet, full bathroom with walk-in shower, 4th bedroom, office/guest bedroom with Murphy bed, laundry/utility room with Electrolux



washer/dryer & a relaxing sauna. With its mature trees, the fenced backyard is your peaceful outdoor sanctuary complete with patio area, shrubs & lush gardens. Additional extras & improvements include solar tubes, new windows in 2012, upgraded lighting, central vacuum system, workbench & shelving in the 2 car garage & the roof was replaced in 2007. Just down the street is Silvercreek Park with its winding trails to the Bow River Pathway system leading to the escarpment & river. Prime location only minutes to all neighbourhood schools, popular parks & off-leash areas, the Silver Springs pool, Crowchild Twin Areas & with its easy access to Nose Hill Drive, you are within easy reach of Crowfoot Centre & LRT, University of Calgary & hospitals, Crowchild & Stoney Trails.

Built in 1975

### **Essential Information**

MLS® #	A2234403
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8432 64 Avenue Nw
Subdivision	Silver Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 4H3

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters, Storage, Sauna, Solar Tube(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Views, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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