

# \$315,000 - 39, 116 Silver Crest Drive Nw, Calgary

MLS® #A2225280

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

Unlock the potential in this 3-bedroom townhome, ideally located in the sought-after community of Silver Springs. It's perfect for renovators, first-time buyers ready to build equity, or investors looking for a rewarding project. The entry level features a 2-piece bath and a bedroom that could serve as a home office, den, or guest room. One level up, you'll find the main living space with a living room, wood-burning fireplace, and access to a sunny south-facing deck—ideal for relaxing or entertaining. The adjoining dining area and kitchen offer a functional footprint, ready for your personal touch. Upstairs are two additional bedrooms, including a generous primary with walk-in closet, along with a full 4-piece bathroom.

While the home is in need of updating, the potential is undeniable—and the location is exceptional. Enjoy nearby walking and biking trails through a wooded ravine, with transit just steps away and schools, shopping, and restaurants all close at hand. Bring your vision—and make this hidden gem your own.

Built in 1976

## Essential Information

MLS® #	A2225280
Price	\$315,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,189
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	39, 116 Silver Crest Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2Y8

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Stall, Asphalt, Attached Carport
Has Pool	Yes

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 7th, 2025

Days on Market            9

Zoning                        M-CG d44

### **Listing Details**

Listing Office                Royal LePage Benchmark

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