

# \$575,000 - 139 Silver Brook Road Nw, Calgary

MLS® #A2222204

**\$575,000**

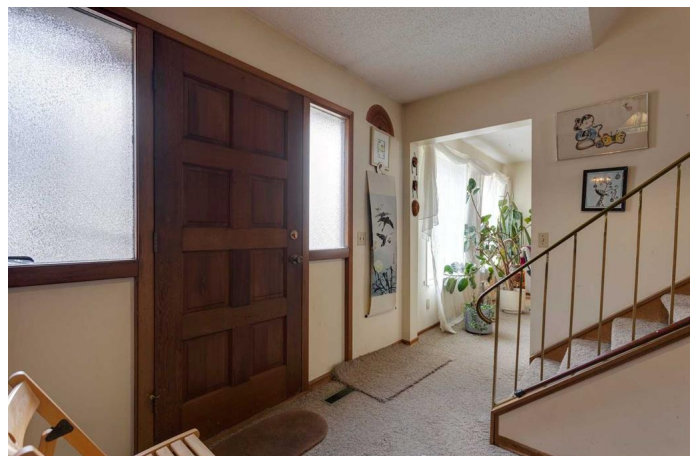
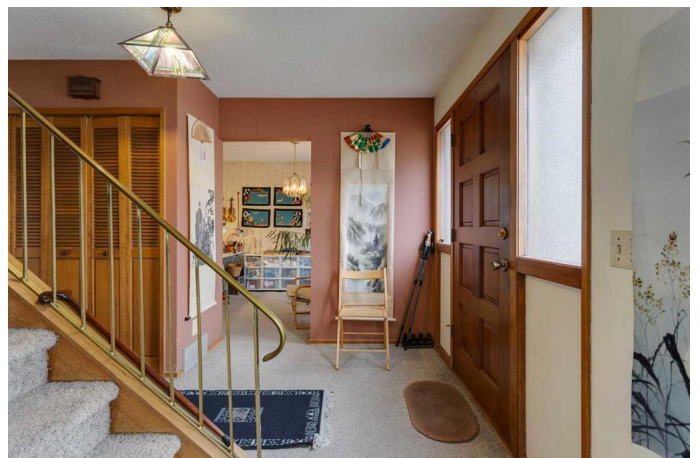
4 Bedroom, 2.00 Bathroom, 1,536 sqft

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 neighborhoods—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 yard—perfect for gardening or entertaining—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 opportunity—book your showing today!

Built in 1972



## Essential Information

MLS® #	A2222204
Price	\$575,000
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	No Smoking Home, Laminate Counters
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Irregular Lot, Level, Treed, Pie Shaped Lot
Roof	Cedar Shake, Tar/Gravel
Construction	Brick, Stucco, Wood Siding, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	46
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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