

# \$590,000 - 320 Silver Brook Way Nw, Calgary

MLS® #A2225842

## \$590,000

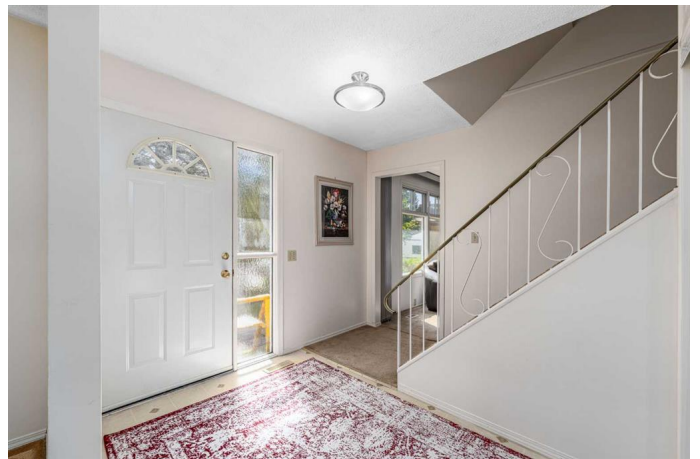
5 Bedroom, 2.00 Bathroom, 1,515 sqft

Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

Unlock the potential of this spacious 5-bedroom home, ideally located in the established and highly sought-after community of Silver Springs. Lovingly owned for over 40 years, this 1,515 sqft two-storey is full of opportunity and ready for your personal touch. Tucked away on a quiet street and set on a massive pie-shaped lot nearing 6,000 sqft, this property invites your vision. Whether you're dreaming of building a triple garage, adding a carriage suite, or creating the ultimate backyard oasis, there's plenty of room to make it your own. Please note that adding a suite is subject to City of Calgary approvals and permitting.

Inside, the functional main floor layout includes a welcoming foyer, large living room, versatile dining area or den, a powder room with main floor laundry, and an expansive kitchen brimming with renovation potential. The upper level offers four generously sized bedrooms and a full bathroom—perfect for families or future tenants. The primary bedroom also features a private east-facing balcony, ideal for enjoying your morning coffee. The fully developed basement expands the living space with a fifth bedroom and a large recreation room—perfect for entertaining, relaxing, or accommodating extended family. Additional highlights include a new roof (2023) and a sunny west-facing backyard that fills the home with natural light throughout the day. Located in a peaceful pocket of Silver Springs, you'll enjoy door-to-door mail delivery and



convenient access to parks, schools, pathways, shopping, and transit. Whether you're looking for a family home, a renovation project, or an investment with massive upside, this is a rare opportunity in a prime location. Book your showing today and imagine the possibilities!

Built in 1973

### Essential Information

MLS® #	A2225842
Price	\$590,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,515
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	320 Silver Brook Way Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3G8

### Amenities

Parking	None
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### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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