

# \$745,000 - 7040 61 Avenue Nw, Calgary

MLS® #A2227305

**\$745,000**

4 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

This beautifully updated bungalow is located on one of the most peaceful streets in the highly sought-after community of Silver Springs. Professionally renovated in 2015 (with permits), this home was taken down to the studs and rebuilt with care and quality. Major upgrades include: new electrical, plumbing, two gas insert fireplaces, solid hickory hardwood floors on the main level, solid-core doors, smooth ceilings, recessed lighting, kitchen, bathrooms, and some Lux windows. Additional mechanical and exterior updates include a Lennox furnace (2015), Lennox A/C (2023), and asphalt roof, soffits, and eavestroughs (2017). The open-concept main floor features a stunning kitchen with solid wood cabinetry, a central island, and stainless-steel appliances. The living room, dining area, and kitchen flow seamlessly together, creating an inviting space. Living room is highlighted by a gas fireplace with Sierra Ledger stone surround and a bay window overlooking mature trees and the quiet street. The main level offers a spacious primary suite with room for a king-size bed, a 3-piece ensuite, and a large closet with sliding doors. Two additional bedrooms and a full bathroom complete the main floor, one of which is currently used as a home office. The fully developed lower level offers versatility with a large rec/family room, a 4th bedroom (currently set up as a gym), and a laundry room/full bathroom with extensive custom cabinetry for maximum storage. The lower



level is finished with luxury vinyl plank flooring, durable and easy to maintain. The private backyard offers mature trees, a gas BBQ hookup, rough-in for a future hot tub, and access to the oversized double detached garage (24' x 22'). Close to parks, schools, a shopping center, golf, and with quick access to downtown, this is a central, move-in ready home that truly stands out. Donâ€™t miss your chance to view this exceptional property on one of Silver Springs' most desirable streets.

Built in 1972

**Essential Information**

MLS® #	A2227305
Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,250
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	7040 61 Avenue Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3H8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Insert

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Landscaped, Private, Rectangular Lot, Sloped Up

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025

Days on Market 3

Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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