

\$430,000 - 10, 8533 Silver Springs Road Nw, Calgary

MLS® #A2255111

\$430,000

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

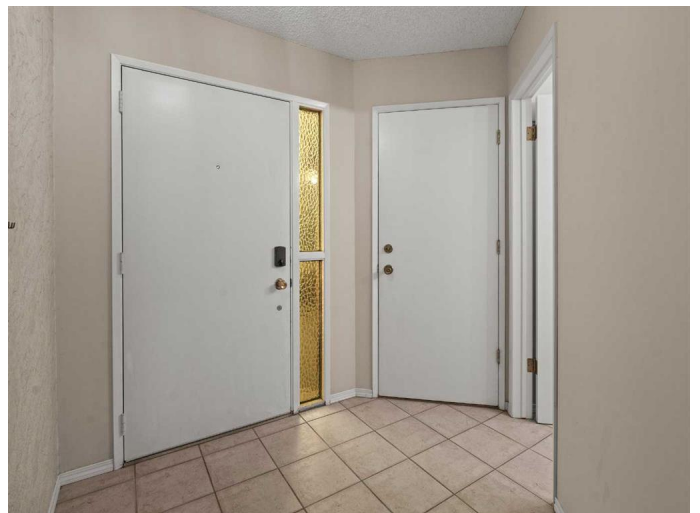
Silver Springs, Calgary, Alberta

Here is your chance to own in SILVER SPRINGS, one of Calgary's most desirable communities. Just a 9 MINUTE DRIVE TO THE UNIVERSITY OF CALGARY, steps from the BOW RIVER PATHWAYS, and with quick access to the CTRAIN, STONEY TRAIL, AND HIGHWAY 1, this location is perfect for FAMILIES, STUDENTS, PROFESSIONALS, AND EMPTY NESTERS who want easy access to downtown or weekend getaways in the mountains.

This split-level townhome is a blank canvas ready for your vision. Move in as it is, or renovate to create your dream home, with several other units in the complex showing just how stunning this layout can become.

Inside, the bright main level offers SOUTH-FACING WINDOWS, a dining area that opens to a private deck, and a cozy living room with a wood-burning fireplace. The kitchen overlooks the backyard with a functional design and abundant natural light, while the front entry provides direct access to the SINGLE ATTACHED GARAGE for everyday convenience.

The entire second floor is dedicated to an OVERSIZED PRIMARY BEDROOM RETREAT with double closets and a private four-piece ensuite. Upstairs, two more bedrooms and another full bath provide plenty of space for family, roommates, or a home



office. The lower level includes laundry and a versatile flex room, ideal for storage, a gym, or hobby space.

THE VILLAGE is a well-managed complex with recent exterior upgrades including HARDIE BOARD SIDING and newer roof shingles. Visitor parking is plentiful, and everyday amenities are nearby.

Whether you are a professional, an investor seeking a rental near U of C, a family with a university student, a first-time buyer looking to build equity, or an empty nester ready to rightsize, this home fits all of these lifestyles. Book your showing today!

Built in 1979

Essential Information

MLS® #	A2255111
Price	\$430,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	10, 8533 Silver Springs Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3B 4A6
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Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	7
Zoning	M-CG d30

Listing Details

Listing Office	CIR Realty
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