

# \$600,000 - 6, 8203 Silver Springs Road Nw, Calgary

MLS® #A2202912

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,484 sqft  
Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

You get the best of both worlds in this gorgeous townhome located in the community of Silver Springs; trees and nature plus all the modern conveniences just minutes away. You'll love the updated kitchen with quartz countertops and breakfast bar. Backing onto green space with beautiful South views and frequent wildlife visiting, you'll feel like you live in Canmore! This home is just steps from the Bowmont pathway system, where you can walk / enjoy nature and the river below. This is an end unit with zero noise from the neighbouring unit. Speaking of neighbours...the kind and caring folks who live in this small complex take impeccable care of it. You'll love your extended deck off the living room & the flex space completing the lower floor - perfect for an office space or setup for your guests! The primary bedroom has incredible views from it's own personal deck, and a spacious ensuite with an updated tub/shower and heated tile floors. With the vaulted ceilings in the master and so much space - you'll never want to leave. Did we mention a fireplace in the primary bedroom and a two sided fireplace in the lower level separating the living room and adjacent office /guest space!? Wait - There's more! On the top floor there's another 2 bedrooms, flex space and a 4 piece bathroom. Completing the home is the single car attached garage. This home is truly an oasis of tranquility, nature and luxury.

Built in 1977



## Essential Information

MLS® #	A2202912
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

## Community Information

Address	6, 8203 Silver Springs Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4K5

## Amenities

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

## Interior

Interior Features	Kitchen Island, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement Partial, Unfinished

## Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees

Roof Asphalt Shingle

Construction Cedar, Composite Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 22nd, 2025

Days on Market 16

Zoning M-C1 d18

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.