

# \$799,900 - 6267 Silver Springs Hill Nw, Calgary

MLS® #A2231696

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,349 sqft  
Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

20K PRICE REDUCTION!! Sitting at a high point, on a quiet dead-end street, this upgraded mid century home has the size and location you need! With over 2500 sq. feet of developed living space, a newly constructed illegal basement suite, parking for up to 8 vehicles and/or pad for a large Winnebago, heated oversized double garage, and backing onto a gorgeous green space reserve that serves dog walkers, nature enthusiasts; and has all the outdoor sporting facilities you can think of, this home has it all! Location, size and amenities! Inside the 1350 sq. ft. main floor you'll find a massive living room with gigantic west facing windows that over look the street below; a nearly 400 sq ft kitchen, upgraded with white quartz and cupboards, new SS appliances, and a stacked laundry for your convenience. 3 generous bedrooms, an ensuite and 4 piece bathroom finish the main floor. A separate entrance leads to the basement illegal suite which boasts a good 1200 sq feet and includes full kitchen, 3 piece bath, 2 HUGE bedrooms with egress windows, and a den. There's also a good sized dining/play area thrown in. The back yard has a huge wrap-around deck, stone patio, and a exceptional 3 car concrete parking pad. Throw in a heated, drywalled 24 x 22 garage and parking will never be a problem here. The home comes with a BRAND NEW ROOF, BRAND NEW FURNACE, fresh paint, new carpets and upgrades mentioned earlier. A green space behind the home buffers all traffic



and is an aesthetic treat for the eyes. Foot paths for dog walkers lead eventually to the endless paths of the Silver Springs mountain/river view escarpment. A short walk leads to the Botanical Gardens, tennis courts, soccer and baseball fields and more. Live upstairs and rent down!

Built in 1972

### **Essential Information**

MLS® #	A2231696
Price	\$799,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,349
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6267 Silver Springs Hill Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3E5

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Heated Garage, Parking Pad, Additional Parking, Insulated, Off Street, Oversized, See Remarks
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings, Gas Dryer, See Remarks
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Dining Room, Double Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Backs on to Park/Green Space, Environmental Reserve, Greenbelt, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	72
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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