

**6724 Silverview Drive NW**  
**Calgary, Alberta**
**MLS # A2229755**

**\$899,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Silver Springs                    |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,586 sq.ft.                      | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, See Remarks |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Slab  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance |                   |      |

**Inclusions:** Hood Fan

Excellent opportunity for Developers, Investors and Renovators. This HUGE BUNGALOW on an OVERSIZED lot (33.5 X 17.68) with a MILLION DOLLAR VIEW of COP, Bowmont Park, the Mountains and Bow River Valley offers almost 1600 Sq feet of developed space on the main level. Large, bright sunken living room opens to a spacious formal dining room. Kitchen with lots of cabinets and pantry extend to a sunken Family room with a wood burning fireplace and patio doors that open to a garden. 3 Spacious Bedrooms, 1.5 baths. The large Primary bedroom has walk through closets and a 2 piece ensuite. SEPARATE entrance to unspoilt basement. Large north facing backyard is fenced and has an oversized DOUBLE ATTACHED GARAGE. FRESHLY PAINTED in neutral colour, NEW HOT WATER TANK (June 2025), NEW FRIDGE (2024), NEW DISHWASHER (2024), NEW WASHER & DRYER (2024). Minutes to University of Calgary, the Majestic Rocky Mountains. Close to schools, shopping, parks, pathways, Recreational facilities, Silver springs Botanical Gardens, public transit with easy access to Downtown. The RCG Zoning on this lot allows for many redevelopment possibilities. Call now to view.