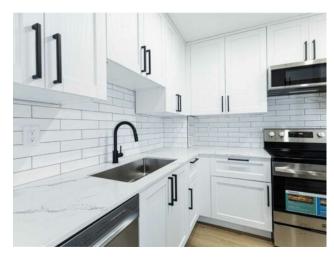


780-897-4003

dj@djgolden.com

39, 116 Silver Crest Drive NW Calgary, Alberta

MLS # A2266918



\$374,999

Division:	Silver Springs				
Type:	Residential/Five Plus				
Style:	2 Storey				
Size:	1,291 sq.ft.	Age:	1976 (49 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Covered, Stall				
Lot Size:	-				
Lot Feat:	Environmental Reserve, Landscaped, Low Maintenance Landscape				

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 388
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Features: No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities

Inclusions: N/A

Welcome to Unit 39, 119 Silver Crest Drive NW, a FULLY RENOVATED townhome in the heart of SILVER SPRINGS. This 3 BED, 1.5 BATH home offers 1,291 SQFT of well designed living space and includes a COVERED PARKING STALL for added convenience. The entry level features a FLEXIBLE BEDROOM or HOME OFFICE space along with a nicely finished 2 PIECE BATHROOM. One level up, you' Il find the main living area, complete with a bright LIVING ROOM and access to a SUNNY SOUTH FACING DECK that' s perfect for relaxing or entertaining. The KITCHEN has been COMPLETELY REDONE with QUARTZ COUNTERTOPS, UPDATED CABINETRY, and ALL NEW APPLIANCES. The layout is both functional and stylish, with a modern aesthetic that feels fresh and welcoming. Upstairs, you' Il find TWO ADDITIONAL BEDROOMS, including a generous PRIMARY BEDROOM with a WALK IN CLOSET. The 4 PIECE BATHROOM has also been PROFESSIONALLY RENOVATED with a clean, cute finish that matches the rest of the home' s updates. Home also comes with a Central vacuum. The location is exceptional, just across the street from the OUTDOOR POOL, and steps from WALKING and BIKING TRAILS that run through a forested ravine. Schools, shopping, restaurants, and transit are all nearby, making this a truly convenient and connected place to live. This is a move in ready home in a well established community, with thoughtful renovations, smart layout, and unbeatable access to amenities. CATS & DOGS ALLOWED!