

\$400,000 - 10, 8533 Silver Springs Road Nw, Calgary

MLS® #A2255111

\$400,000

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

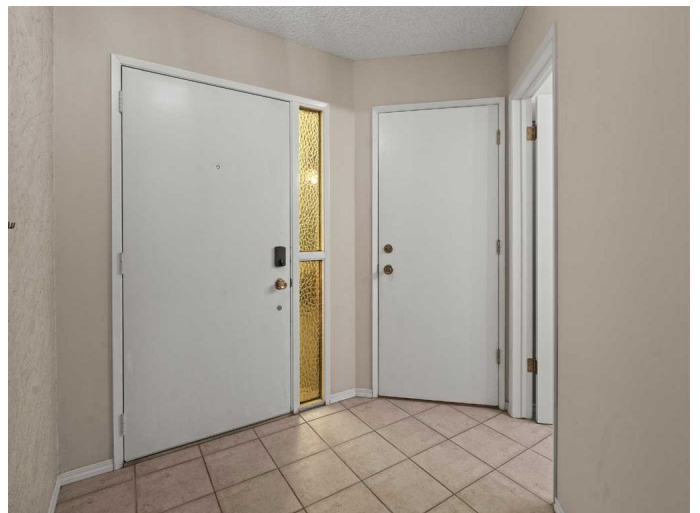
Silver Springs, Calgary, Alberta

Here is your chance to own in one of Calgary's most sought-after communities, Silver Springs – known for its mature trees, established schools, and unbeatable access to the Bow River Pathways, CTrain, Stoney Trail, and Highway 1. Whether you are an investor, renovator, or buyer with a vision, this split-level townhome offers incredible potential in a prime location just 9 minutes from the University of Calgary.

This property is ideal for those looking to build sweat equity or flip, a solid home with great bones, waiting for its next owner to add personal touches and updates. While some renovations have been completed in other units, this one is ready for your custom design ideas. Fresh flooring, updated bathrooms, or a reimagined kitchen could completely transform this space into a profitable rental or a stylish personal residence.

The layout features south-facing windows filling the main level with natural light, a cozy living room with a wood-burning fireplace, and a dining area that opens to a private deck. The kitchen overlooks the yard and provides a functional foundation for a future redesign. The attached single garage adds everyday convenience.

Upstairs, the entire second level is dedicated to a spacious primary suite with double closets and a private ensuite. Two additional



bedrooms and another full bathroom provide flexibility for family, roommates, or a home office. The lower level includes laundry and a flex area perfect for storage, a workshop, or fitness space.

The Village is a well-managed complex with recent exterior updates including Hardie board siding and newer shingles, giving you confidence in the community's long-term value.

Book your showing today.

Built in 1979

Essential Information

MLS® #	A2255111
Price	\$400,000
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

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	20
Zoning	M-CG d30

Listing Details

Listing Office	CIR Realty
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