

# \$345,000 - 46, 116 Silver Crest Drive Nw, Calgary

MLS® #A2247461

## \$345,000

3 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

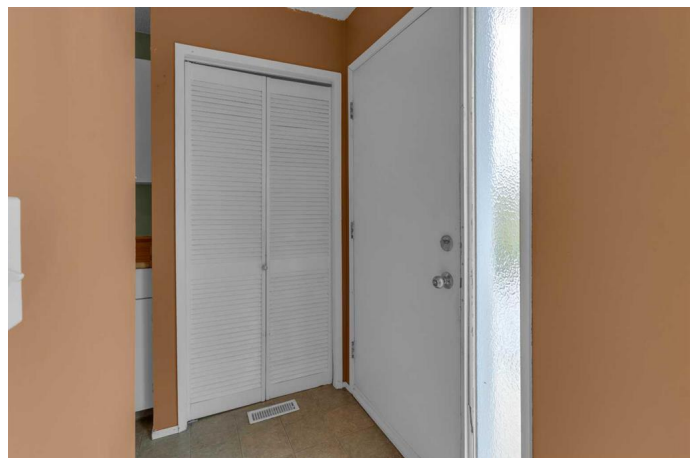
Silver Springs, Calgary, Alberta

Step into comfort and convenience with this bright and inviting 3-bedroom, 1.5-bath corner unit, ideally situated next to scenic walking trails, the river, and a refreshing community pool. Offering both privacy and easy access to nature, this home is perfect for active lifestyles. Inside, you'll find a functional layout with a spacious living area, large windows that flood the space with natural light. Upstairs features two comfortable bedrooms and a full bath, while the third bedroom is located in the finished basement — ideal for guests, a home office, or a private retreat. Enjoy year-round protection with covered parking, and take advantage of being in one of the community's most desirable spots — just steps to recreation, transit, and local amenities. Whether you're a first-time buyer, downsizing, or looking for an investment, this townhouse checks all the boxes. Don't miss the chance to own this prime property — call your favourite agent to schedule your viewing today!

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2247461  |
| Price      | \$345,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 902           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 46, 116 Silver Crest Drive Nw |
| Subdivision | Silver Springs                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3B 4N9                       |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Other, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                    |
| Parking        | Assigned, Stall, Carport, Plug-In                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, 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   | Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Environmental Reserve |
| Roof              | Asphalt Shingle                                                                            |

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-CG d44          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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