

# \$509,000 - 7004 54 Avenue Nw, Calgary

MLS® #A2195272

**\$509,000**

3 Bedroom, 1.00 Bathroom, 1,015 sqft  
Residential on 0.08 Acres

Silver Springs, Calgary, Alberta

An UNBEATABLE LOCATION in the heart of Silver Springs gives this half duplex (NOT a Condo) the perfect blend of convenience and tranquility. **\*\*UPGRADES\*\*** include: Bathtub reglazed (\$700), Kitchen Appliances 2020, Granite & Backsplash 2022, Glass Balcony 2022, Roof 2015.

Inside, high ceilings welcome you to the bright and airy entryway, and recently repainted walls and ceilings throughout the home. **\*\*\*MAIN FLOOR\*\*\*** Upstairs, the main level features thoughtful upgrades alongside attractive original elements. The updated kitchen includes Laminated flooring, newer backsplashes, granite countertops, and newer stainless appliances. The open floor plan flows into a large dining area ideal for entertaining, where a built-in hutch is a stylish touch that adds functionality. South-facing sliding glass doors in the living room drench the space in natural light, showcasing the hardwood floors and a unique wood fireplace and making this room equal parts sunny and cozy. The front balcony is sure to be a favourite spot – your sun-loving plants will like it here, especially with the new glass railings. Down the hall, three bedrooms and a 4 Pc bathroom form a great family-friendly layout, and there is plenty of closet space on this level. Sliding glass doors to the back deck in the third bedroom would make it a nice home office as well.

**\*\*\*DOWNSTAIRS\*\*\*** In the basement, you will find the laundry area and tons of storage. A roughed-in bathroom gives you options for



future finishing, so you can create your dream lower level. \*\*\*OUTSIDE\*\*\* The backyard is big and parklike, with mature trees edging the fence line and creating a secret garden feel when you sit on the deck. A tidy lawn and garden beds surround the patio, meaning both the family grill master and green thumb will be impressed. Parking is a breeze thanks to the single FRONT-ATTACHED GARAGE and two driveway spots. Direct alley access makes loading up for camping and adventures easy, too. \*\*\*THE AREA\*\*\* This home is essentially surrounded by green spaces all within a block, with the scenic WATERFALL VALLEY TRAIL in sight to the west and the BOW RIVER PATHWAY south through BOWMONT PARK, the soccer fields to the north, and the Silver Springs Off-leash Area on the east side. You can walk to area schools, the BOTANICAL GARDENS, THE TENNIS COURTS, AND THE BASEBALL DIAMONDS within minutes. The community association provides a POOL AND SKATING RINK, and the golf course is also close by. SILVER SPRINGS PLAZA is just down the street, offering a range of amenities, STEPS to the Bus Stop or a short drive will take you to either Crowfoot Crossing or Dalhousie Station for even more selection. Proximity to primary routes like Crowchild Trail and Stoney Trail connects you easily to the rest of the city, whether you're commuting downtown for work or headed across town to visit friends or to the MOUNTAINS. ALSO, THERE IS A POSSIBILITY OF A BASEMENT SUITE UPON CITY APPROVAL.

Built in 1975

### **Essential Information**

MLS® #	A2195272
Price	\$509,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	7004 54 Avenue Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4C3

### **Amenities**

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Tar/Gravel

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	31
Zoning	R-CG

**Listing Details**

Listing Office	Greater Calgary Real Estate
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