

# \$889,900 - 6259 72 Street Nw, Calgary

MLS® #A2241439

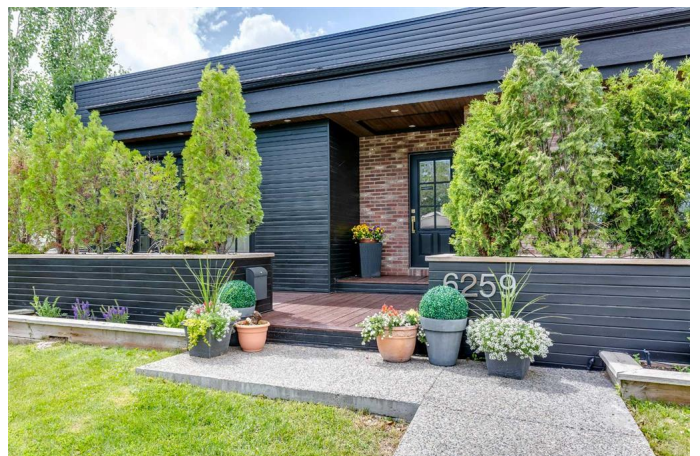
**\$889,900**

5 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

Welcome to this beautiful HUNTER-TRISTAN designed home in the sought after community of Silver Springs! Owned by the same owners for over a decade, this home has been lovingly cared for and tastefully renovated throughout! Step inside and youâ€™ll appreciate the open floor plan and gorgeous hardwood flooring. Your dream kitchen features beautiful updated cabinets, modern stainless steel appliances, a large central island and quartz countertops all finished in stylish gold hardware. With a spacious living room and dining area, the main level is ideal for hosting your friends and family! The primary bedroom has a walk-in closet and a renovated 4-pc ensuite bathroom with his and her sinks, Carrara marble countertops and a walk-in shower with beautiful tilework throughout. 2 additional bedrooms and another renovated 4-pc bathroom complete the main level. The FULLY FINISHED basement has a spacious living area, 2 more bedrooms, a renovated 3-pc bathroom and a laundry room with a brand new sink. The WEST-FACING backyard is a great place to spend your summer evenings! It features a large deck with a pergola, a custom built sectional and firepit area, kids play house and play structure, an OVERSIZED double detached garage and ample space for a trailer / RV parking. Other UPGRADES include: NEWER WINDOWS throughout, UPDATED ELECTRICAL panel and wiring, front porch and rear additions (all done with the necessary PERMITS!) and a NEW roof (2022). This



home is situated on a CORNER LOT with mature trees, plants and flowers. Conveniently located close to multiple parks including the gorgeous Bowmont park, the Silver Springs botanical gardens, the off-leash dog park and walking paths along the river. Families will appreciate the 3 schools within walking distance of this home - the Silver Springs (K-6) school, the St. Sylvester Catholic School and the W.O. Mitchell School. Crowfoot Crossing with multiple shops and restaurants is just a short drive away! With easy access to downtown via Crowchild Trail / Dalhousie train station, this home is a must see! Call to book your showing today.

Built in 1974

### **Essential Information**

MLS® #	A2241439
Price	\$889,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,380
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6259 72 Street Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3V9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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