

# \$430,000 - 10, 8533 Silver Springs Road Nw, Calgary

MLS® #A2255111

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

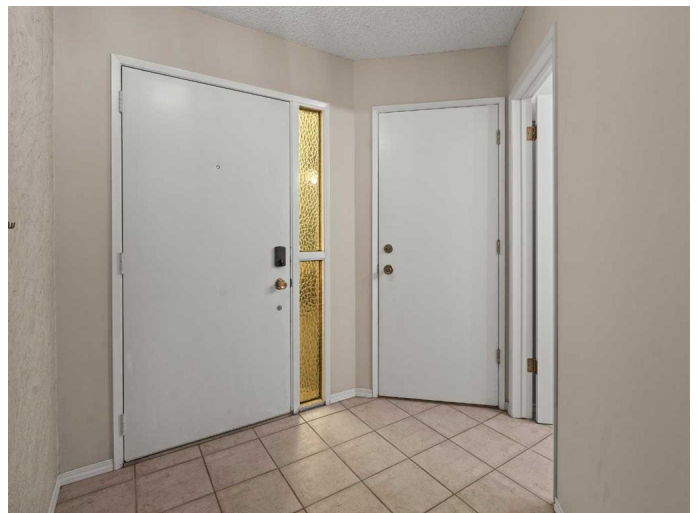
Silver Springs, Calgary, Alberta

Here is your chance to own in SILVER SPRINGS, one of Calgary's most desirable communities. Just a 9 MINUTE DRIVE TO THE UNIVERSITY OF CALGARY, steps from the BOW RIVER PATHWAYS, and with quick access to the CTRAIN, STONEY TRAIL, AND HIGHWAY 1, this location is perfect for FAMILIES, STUDENTS, PROFESSIONALS, AND EMPTY NESTERS who want easy access to downtown or weekend getaways in the mountains.

This split-level townhome is a blank canvas ready for your vision. Move in as it is, or renovate to create your dream home, with several other units in the complex showing just how stunning this layout can become.

Inside, the bright main level offers SOUTH-FACING WINDOWS, a dining area that opens to a private deck, and a cozy living room with a wood-burning fireplace. The kitchen overlooks the backyard with a functional design and abundant natural light, while the front entry provides direct access to the SINGLE ATTACHED GARAGE for everyday convenience.

The entire second floor is dedicated to an OVERSIZED PRIMARY BEDROOM RETREAT with double closets and a private four-piece ensuite. Upstairs, two more bedrooms and another full bath provide plenty of space for family, roommates, or a home



office. The lower level includes laundry and a versatile flex room, ideal for storage, a gym, or hobby space.

THE VILLAGE is a well-managed complex with recent exterior upgrades including HARDIE BOARD SIDING and newer roof shingles. Visitor parking is plentiful, and everyday amenities are nearby.

Whether you are a professional, an investor seeking a rental near U of C, a family with a university student, a first-time buyer looking to build equity, or an empty nester ready to rightsize, this home fits all of these lifestyles. Book your showing today!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2255111      |
| Price          | \$430,000     |
| 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 7  
Zoning M-CG d30

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.