

# \$749,900 - 35 Silver Ridge Rise Nw, Calgary

MLS® #A2222878

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,136 sqft  
Residential on 0.12 Acres

Silver Springs, Calgary, Alberta

Step into comfort and charm in this lovingly cared-for split-level home in the heart of Silver Springs. With 4 bedrooms, 2.5 bathrooms, a spacious family room, and a cozy rec room, there's a room for everyone to relax, play, and grow. The bright kitchen is equipped with quality KitchenAid appliances and opens to a sunny deck—perfect for summer BBQs or evenings by the fire pit, taking in the beautiful views. Thoughtful upgrades throughout include triple-pane windows, solid-core interior doors, a newer washer/dryer, water softener, and a 35-year roof for peace of mind. The double detached garage adds convenience, while the backyard offers a quiet retreat surrounded by nature. Just steps away from Bowmont Park, the Botanical Gardens, and scenic river pathways, this is a home where lasting memories are made. Welcome to a place where your family can truly feel at home.

Built in 1976

## Essential Information

MLS® #	A2222878
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.12



Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	35 Silver Ridge Rise Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4P6

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed May 21st, 2025

Days on Market 3

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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