

# \$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

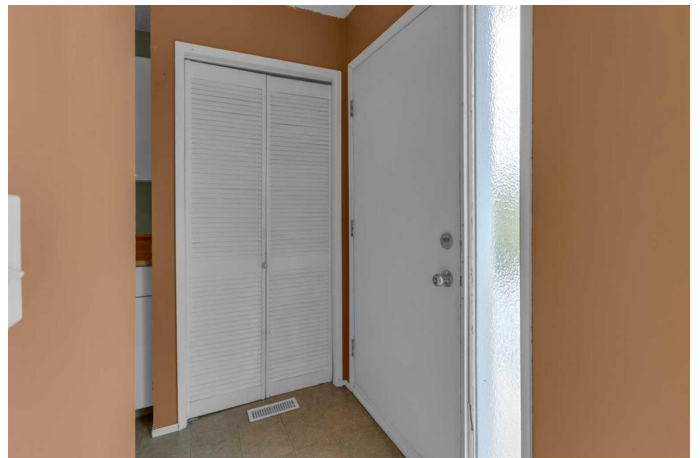
Silver Springs, Calgary, Alberta

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, youâ€™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 â€“ 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 communityâ€™s most desirable spots â€“ just steps to recreation, transit, and local amenities. Whether youâ€™re a first-time buyer, downsizing, or looking for an investment, this townhouse checks all the boxes. Donâ€™t miss the chance to own this prime property â€“ 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	Stall, Assigned, 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	2
Zoning	M-CG d44

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.