

# \$580,000 - 31 Silvergrove Close Nw, Calgary

MLS® #A2247775

**\$580,000**

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

Welcome to 31 Silvergrove Close NW – where affordability meets comfort in a fantastic community setting! This charming three-bedroom, two-story townhome offers 2.5 bathrooms, a full basement, and an attached single garage – all in a well-designed layout that feels both spacious and inviting. The open-concept kitchen features a sit-up breakfast bar, raised oak cabinet doors, and an adjoining dining area perfect for hosting family and friends. Just off the welcoming front entrance, you'll find a convenient powder room and direct access to the garage. The cozy family room, accented by a gas fireplace, opens onto a private back deck – ideal for summer BBQs and relaxing evenings. Upstairs, you'll find three generous bedrooms, including a large primary suite with a four-piece ensuite and a spacious walk-in closet. The other two bedrooms share a full bathroom, making this home perfect for families or guests. The unspoiled basement offers endless possibilities – create a rec room, bedroom and/or entertainment space tailored to your lifestyle. Located just steps from shopping, restaurants, parks, and pathways, with easy access to the CTrain for commuting to the University of Calgary or downtown. Vacant and ready for quick possession – don't miss your chance to own in this desirable Silver Springs location! And a quick possession is available.



Built in 1994

## Essential Information

MLS® #	A2247775
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	31 Silvergrove Close Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5R4

## Amenities

Amenities	Snow Removal, Trash
Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 30th, 2025
Days on Market	2
Zoning	M-CG d30

## Listing Details

Listing Office	RE/MAX House of Real Estate
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