

# \$725,000 - 5443 Silverdale Drive Nw, Calgary

MLS® #A2200406

**\$725,000**

5 Bedroom, 3.00 Bathroom, 1,175 sqft  
Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

Welcome to this fantastic 5-bedroom, 3-bathroom home, perfectly situated on a large corner lot in a quiet, family-friendly neighborhood. This 4-level split offers exceptional versatility, whether you're looking for an income-generating investment or a beautiful home for your family. Each floor has its own kitchen, bedrooms, bathrooms, living rooms and its own laundry! With 3 bedrooms above grade and 2 additional bedrooms in the lower levels + 1 large family room, this home provides ample space. The illegal basement suite with its own kitchen + laundry features a separate entrance, making it easy to rent out both the main floor and basement to two different families, maximizing your rental income. The upper bathroom has been recently renovated and the basement includes a bathroom that is under construction—ready for you to complete and customize to your liking. The roof + water tank have been updated in the last couple of years. The home is currently rented by a long-term, month-to-month clean tenant, adding immediate investment value. The large backyard, featuring a stunning mature tree, offers a peaceful retreat for families or tenants to enjoy. A back lane and a spacious garage provide additional convenience. Located just a 2-minute walk from a playground, this home is nestled in an amazing community with access to green spaces, parks, a botanical garden, a swimming pool, walking paths, golf, schools, shopping, transit, major roads, and more.



Whether you're an investor looking for a high-potential rental property or a family in search of a spacious, well-located home, this property has everything you need. Don't miss out! View our 3D Tour and schedule your private showing today!

Built in 1973

### Essential Information

MLS® #	A2200406
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	5443 Silverdale Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3M9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Attached Carport
# of Garages	3

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, No Neighbours Behind, Pie Shaped Lot, See Remarks, Street Lighting, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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