

# \$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

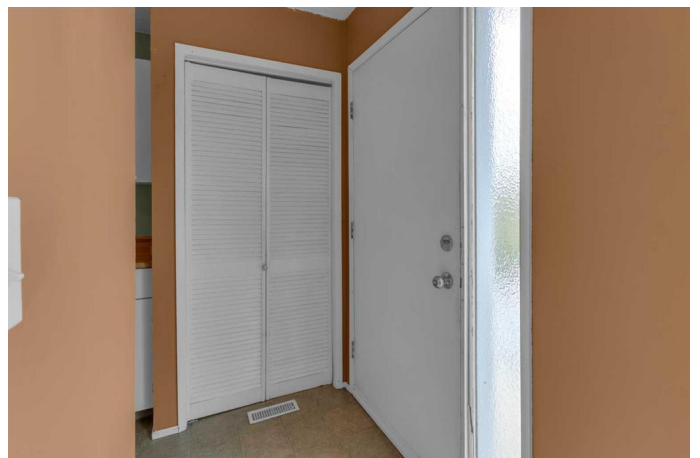
Silver Springs, Calgary, Alberta

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, you'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 — 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 community's most desirable spots — just steps to recreation, transit, and local amenities. Whether you're a first-time buyer, downsizing, or looking for an investment, this townhouse checks all the boxes. Don't miss the chance to own this prime property — 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	Assigned, Carport, Stall, 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, Creek/River/Stream/Pond, Conservation, Environmental Reserve
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	21
Zoning	M-CG d44

### **Listing Details**

Listing Office	CIR Realty
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