157 Silver Spruce Road SW

Calgary | Active | MLS® A2349973

$619,700









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,525.83 sq. ft.**

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Listed by Charles

A closer look

Welcome to 157 Silver Spruce Road SW, a beautifully designed Elm model by Brookfield Residential, offering over 1,520 sq. ft. of thoughtfully planned above-grade living space in Calgary's growing southwest community of Silver Spruce. This brand-new semi-detached home features 3 bedrooms, a fully developed 1-bedroom legal basement suite, and a bright, open-concept layout complemented by professionally curated interior finishes. Designed with modern living and flexibility in mind, this move-in-ready home presents an exceptional opportunity for families, first-time buyers, or investors seeking a versatile property with income potential. The main level welcomes you with a bright and inviting open-concept design that maximizes natural light while creating a seamless connection between the home's principal living spaces. The spacious living area provides a comfortable setting for relaxing or entertaining, flowing effortlessly into the dining area and well-appointed kitchen. Thoughtfully selected finishes by professional interior designers create a cohesive and contemporary aesthetic throughout, while the functional layout offers plenty of room for everyday living and gathering with family and friends. A convenient main-floor powder room adds to the home's practicality, while access to the 8' x 12' rear deck extends the living space outdoors. Complete with a gas line for the BBQ, this outdoor area is ideal for summer gatherings, casual dining, or simply enjoying the warmer months. On the upper level, the primary bedroom offers a comfortable private retreat, complete with its own 3-piece ensuite featuring an upgraded tiled shower with a convenient niche and acrylic base. Two additional bedrooms provide flexible space for family members, guests, or a home office, while a full 4-piece bathroom adds versatility to the level. A centrally located bonus room offers valuable additional living space, while the convenient upper-level laundry, complete with an included washer and dryer, adds to the home's practical and family-friendly design. The fully developed lower level adds exceptional versatility with a legal 1-bedroom basement suite, offering an excellent opportunity for rental income, extended family accommodations, or multi-generational living. Designed to provide a comfortable and independent living environment, the suite includes its own living space, kitchen, bedroom, bathroom, and dedicated laundry facilities. The rear entry option provides additional convenience and separation between the main residence and lower-level suite, enhancing the home's flexibility and long-term appeal. Located in the growing community of Silver Spruce, this property offers a welcoming residential setting with convenient access to nearby parks, pathways, schools, shopping, and everyday amenities. Complete with Brookfield Residential's builder warranty and Alberta New Home Warranty, this move-in ready home is ready to welcome its first owners.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349973
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,525.83 sq. ft.
Main Level Finished Area:	747.5 sq. ft.
Upper Level Finished Area:	778.33 sq. ft.
Below Grade Finished Area:	747.5 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,363 sq. ft.
Lot Frontage:	24'¼"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	0
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
HOA Fee:	$210.00
City Quadrant:	Southwest
Community:	Silverado
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.
Restrictions:	None Known
Main Floor	Great Room · 16'3" × 11'2" ·

Main Floor	Kitchen · 11'3" × 9'9" ·
Main Floor	Dining Room · 10'1" × 9'1" ·
Upper Level	Bonus Room · 12'2" × 9'6" ·
Upper Level	Bedroom - Primary · 11'9" × 11'7" ·
Upper Level	Bedroom · 10'5" × 8'4" ·
Upper Level	Bedroom · 9'10" × 8'5" ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Living Room · 10'1" × 7'1" ·
Lower Level	Kitchen · 13'11" × 9'1" ·
Lower Level	Bedroom · 10'4" × 8'11" ·
Lower Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/157-silver-spruce-road-sw-calgary-a2349973/

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