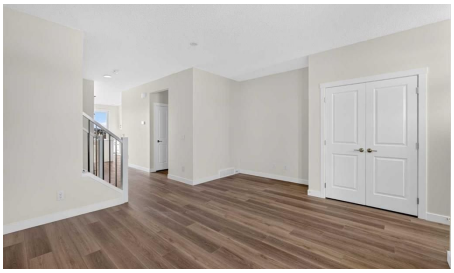
165 Silver Spruce Road SW

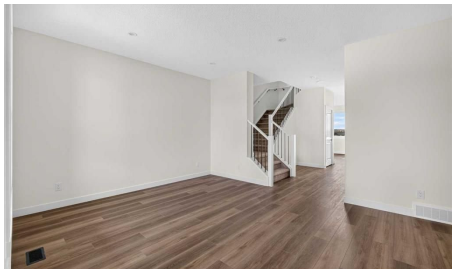
Calgary | Active | MLS® A2349974

$537,875









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,669 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Welcome to 165 Silver Spruce Road SW, a beautifully designed Wicklow model by Brookfield Residential, offering over 1,650 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, 2.5 bathrooms, a spacious upper-level bonus room, and a functional open-concept layout complemented by modern finishes and carefully selected upgrades throughout. Designed with everyday comfort and flexibility in mind, this home offers an exceptional opportunity for families, first-time buyers, or investors seeking a contemporary home in a welcoming community. The main level welcomes you with a bright and inviting great room, offering a generous space for relaxing, gathering, or entertaining. The open-concept design flows seamlessly toward the rear of the home, where the kitchen and dining area create a natural hub for everyday living. The well-appointed kitchen features a central island with seating, a sleek chimney-style hood fan, a gas line to the range, and a convenient pantry for additional storage. The adjacent dining area provides ample room for family meals and entertaining, while the open layout creates an effortless connection between the home's principal living spaces. Upgraded railings along the staircase add a contemporary design element, while a convenient 2-piece powder room and separate side entry complete the main level. On the upper level, the primary bedroom offers a comfortable retreat with a spacious walk-in closet and private 4-piece ensuite featuring dual sinks and an upgraded acrylic shower. Two additional bedrooms are positioned alongside a full 4-piece bathroom, providing plenty of space for family members or guests. A centrally located bonus room offers valuable additional living space, ideal for movie nights, a children's play area, or a secondary lounge. Convenient upper-level laundry, complete with an included washer and dryer, adds to the home's practical and family-friendly design. The undeveloped basement offers excellent potential for future customization, whether envisioned as additional family living space, a recreation room, home gym, or private workspace. The separate side entry adds flexibility for future development (subject to approvals). Additional features include a gas line for a BBQ, contemporary railings, and a welcoming front porch that extends the home's living space outdoors. Located in the growing community of Silver Spruce, residents can enjoy a peaceful residential setting while remaining conveniently connected to nearby parks, pathways, schools, shopping, and everyday amenities. Complete with Brookfield Residential's builder warranty and Alberta New Home Warranty, this property offers the comfort, functionality, and peace of mind of new construction.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349974
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,669 sq. ft.
Main Level Finished Area:	791 sq. ft.
Upper Level Finished Area:	878 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,166 sq. ft.
Lot Frontage:	22'¼"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air

Basement:	Full, Unfinished, 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, Upper Level
HOA Fee:	$210.00
City Quadrant:	Southwest
Community:	Silverado
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Great Room · 17' × 13' ·
Main Floor	Dining Room · 13'4" × 8'8" ·
Upper Level	Bonus Room · 12' × 10' ·
Upper Level	Bedroom - Primary · 13' × 11' ·

Upper Level	Bedroom · 12' × 8'2" ·
Upper Level	Bedroom · 9'1" × 8'7" ·
Upper 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:	Double Vanity, 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:	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/165-silver-spruce-road-sw-calgary-a2349974/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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