297 Silver Brook Way NW

Calgary | Active | MLS® A2359351

$775,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1972**	**1,519 sq. ft.**

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Listed by Real Broker

A closer look

Some homes offer a great place to live. Others offer a community you'll never want to leave. Welcome to Silver Springs!

Backing onto a park in one of Calgary's most beloved established neighbourhoods, this spacious 1,519 sq. ft. bungalow offers 4 bedrooms, 3 full bathrooms and two separate main-floor living areas. With a beautifully established yard and a layout designed for everyday living, there's room for everyone to feel right at home.

Step inside to a sunken front living room filled with natural light from expansive windows. A dedicated dining room is ready for family dinners and special occasions, while the charming eat-in kitchen features white cabinetry, a farmhouse-style sink, patterned backsplash and a built-in breakfast bench perfect for morning coffee or casual meals. Just a few steps down, the second living room offers a cozy fireplace with stone surround and built-in cabinetry. Two distinct living spaces on the main floor mean everyone can spread out while still feeling connected.

Three bedrooms complete the main level, including a primary retreat with its own 3-piece ensuite featuring a newer Bath Fitter shower. Downstairs, the developed basement adds a fourth bedroom, additional living space, plenty of storage and brand-new, cozy carpeting.

Outside, mature trees, established perennial gardens, a generous stone patio and newer fencing create a wonderful setting for summer barbecues and evenings outdoors. A five-zone underground sprinkler system makes maintaining the landscaping easier, while beautiful exterior lighting imported from Spain adds a distinctive touch of charm and warmth after sunset. An oversized single detached garage, garden storage and a natural gas BBQ hookup add everyday convenience.

And then there's the location! Imagine watching your children play at the park behind your home, right from your bedroom window. What makes this location even more special is the wonderful sense of community right on your own street, where neighbours know each other and annual summer block parties bring everyone together. You're also within walking distance of the beautiful Silver Springs Botanical Gardens, with scenic Bow River ridge pathways, an outdoor swimming pool, skating rinks and year-round community activities all nearby.

With central air conditioning, a newer high-efficiency furnace, an updated roof and several replaced windows, this home combines practical improvements with timeless character.

A home with room to grow, a backyard to enjoy and a neighbourhood that makes you feel like you belong. This is Silver Springs living at its best!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2359351
Bedrooms	4
Bathrooms	3
Year Built	1972
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,519 sq. ft.
Below Grade Finished Area:	954 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	7
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)

Num Ensuite Baths:	1
Plan:	1210LK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Silver Springs (Calgary)
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Bedroom · 9'9" × 8'9" ·
Main Floor	Bedroom · 12'2" × 9' ·
Main Floor	Dining Room · 13'7" × 9'11" ·
Main Floor	Family Room · 16'6" × 13'5" ·
Main Floor	Kitchen · 17'10" × 12'9" ·
Main Floor	Living Room · 16'2" × 13'5" ·
Main Floor	Bedroom - Primary · 16'3" × 12'10" ·
Basement	Bedroom · 13'3" × 10'6" ·
Basement	Bonus Room · 15'6" × 12'3" ·
Basement	Cold Room/Cellar · 12'9" × 6' ·
Basement	Game Room · 37'10" × 12'7" ·
Basement	Storage · 12'8" × 11'11" ·
Basement	Furnace/Utility Room · 15'5" × 14'1" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Built-in Features, Chandelier, Stone Counters, Storage
Exterior Features:	Covered Courtyard, Private Yard
Patio And Porch Features:	Enclosed
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Low Maintenance Landscape, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/297-silver-brook-way-nw-calgary-a2359351/

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