

# \$895,000 - 6465 Silver Ridge Way Nw, Calgary

MLS® #A2214004

**\$895,000**

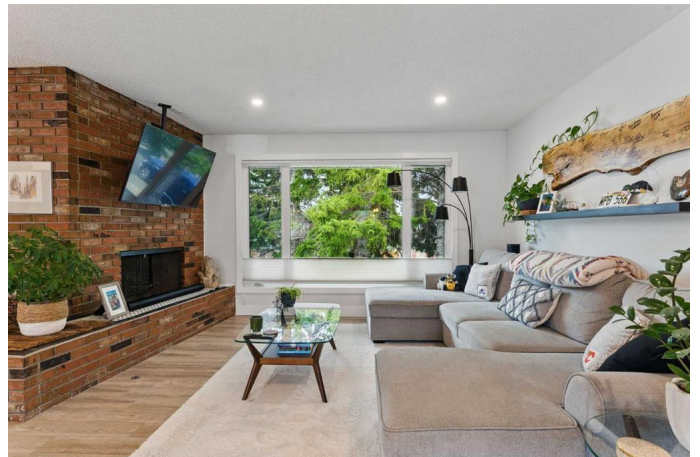
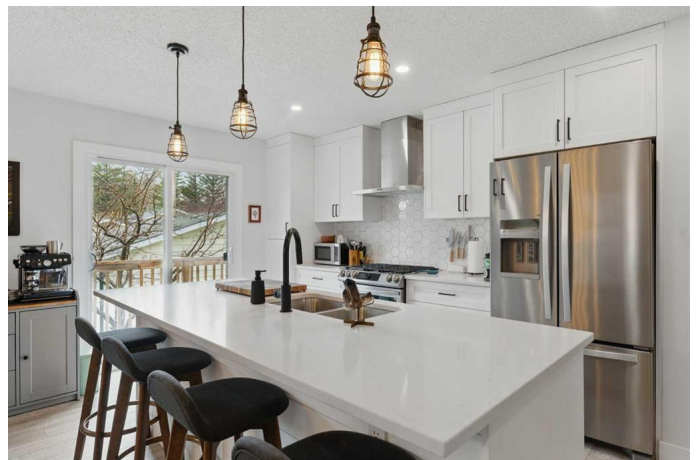
5 Bedroom, 3.00 Bathroom, 1,292 sqft  
Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

**\*\*OPEN HOUSE - SATURDAY, MAY 10TH @ 1-4PM\*\*** Welcome to 6465 Silver Ridge Way NW â€” an IMMACULATEDLY MAINTAINED home on a quiet street in the highly sought-after community of Silver Springs!

This impressive property sits on a spacious 6,200 Sq.Ft. fully fenced lot with rear lane access and boasts nearly 2,400 Sq.Ft. of finished living space, PLUS a legal secondary suite with separate walk-up entrance and nearly 1,100 Sq.Ft. in the basement â€” perfect for extended family, guests, or additional rental income. Inside, youâ€™™ll find thoughtfully curated updates and high-quality finishes throughout. The main level features luxury vinyl plank flooring, flowing seamlessly through the open-concept living and dining areas. A brick-surround wood-burning fireplace adds its original cozy character to the living room, while the kitchen is equipped with quartz countertops, custom cabinetry, premium stainless steel appliances, and a gas range. The spacious primary suite is complete with a walk-in closet with built-in shelving and a beautiful 3-piece ensuite featuring a tiled stand-up shower. Two additional generously sized bedrooms, a stylish 4-piece bathroom, and in-suite laundry complete the upper level.

Downstairs, the legal secondary suite (City of Calgary permitted) delivers lots of natural light that offers a bright, spacious living with two large bedrooms (one with a walk-in closet), a



3-piece bathroom, full kitchen, laundry room with extra storage, and a cozy living room with a second brick-surround wood-burning fireplace.

Step outside through the sliding patio doors, to enjoy the fully landscaped backyard featuring a cement patio and walkway, newer rear deck, mature trees including an apple tree, a beautiful garden and an oversized, fully finished double detached garage.

Recent upgrades and highlights include central air conditioning, a tankless hot water system and high-efficiency furnace (installed end of 2020), high-end 200AMP electrical panel, insulation added to attic rated to R60, freshly resurfaced ceilings throughout, triple-pane windows for enhanced energy efficiency and noise reduction, and extensive renovations within the last 5 years. Yearly professional plumbing/furnace/duct/air conditioning unit inspections and maintenance/cleaning alongside tankless hot water maintenance/flush. An updated RPR and Pre-Listing Home Inspection are also available.

Location is everything – just steps to public transit and LRT, Bowmont walking trails, top-rated schools, parks, and the Botanical Gardens of Silver Springs. Enjoy the community pool and a new fresh market that the neighborhood loves. You will find quick access to Crowfoot Crossing, Market Mall, Dalhousie Station, U of C, Alberta Children's Hospital, and downtown Calgary (only 17 mins away).

This is a true one-of-a-kind turnkey opportunity – a beautifully upgraded family home with income potential in one of Calgary's most desirable neighborhoods. Book your private showing today!

Built in 1974

## Essential Information

MLS® #	A2214004
Price	\$895,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,292
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	6465 Silver Ridge Way Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3X8

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street
# of Garages	2
Has Pool	Yes

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Gas Water Heater, Humidifier, Instant Hot Water

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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