

**236 Silverview Way NW
Calgary, Alberta**

MLS # A2285156



\$839,800

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: n/a

Welcome to this beautifully renovated home offering space, light, and an unbeatable location. The main floor features a bright open-concept design centered around a custom-built kitchen with a large island and abundant storage — the true focal point of the home. The dining area is enhanced by a large side window, while the living room overlooks serene green space at the front, creating a peaceful and inviting setting. A welcoming front foyer with coat closet adds convenience, and a discreet rear foyer off the kitchen provides easy access to the backyard. Oversized windows throughout flood the main level with natural light. Upstairs, the spacious primary bedroom comfortably accommodates a king-sized bed and includes a private 2-piece ensuite. Two additional bedrooms share a beautifully renovated full bathroom complete with a custom vanity. The lower level features a generous family room with a cozy corner fireplace and large windows that make the space feel bright and open. An additional bedroom and a full bathroom — both with large windows — give this level the feel of above-grade living. The basement offers yet another large bedroom plus a mechanical room with ample storage space or potential for a craft or hobby area. Fully renovated throughout, the home showcases durable vinyl plank flooring for easy maintenance and modern living. Step outside to a large backyard with a single garage and plenty of room to enjoy outdoor living. Ideally located directly across from the Botanical Gardens and within walking distance to Bow River pathways, an off-leash dog park, and the Silver Springs shopping plaza — this home perfectly combines comfort, functionality, and an exceptional lifestyle location.