

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

MLS® #A2214004

**\$895,000**

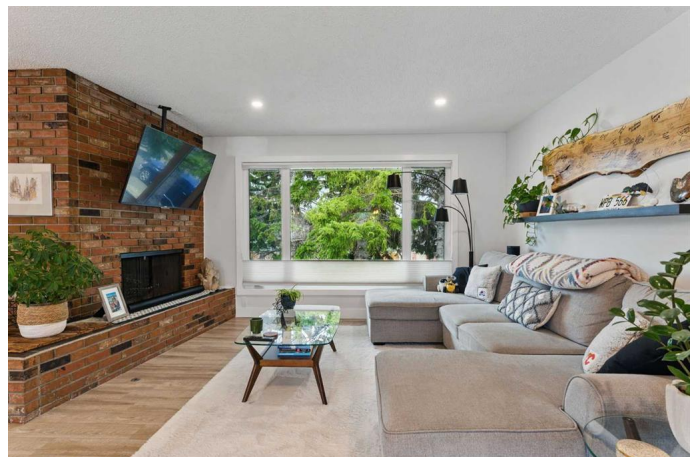
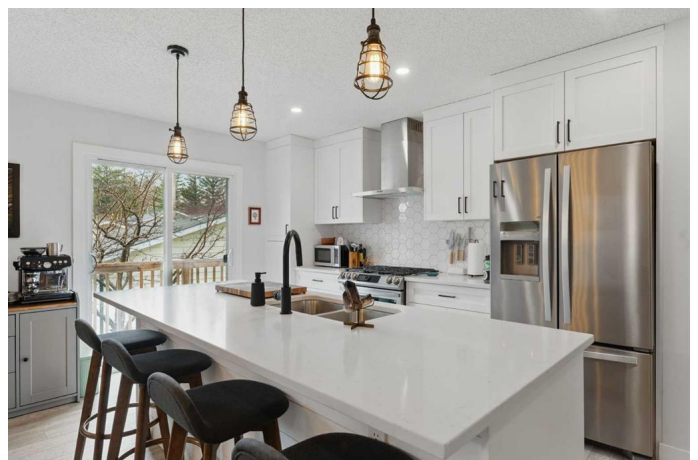
5 Bedroom, 3.00 Bathroom, 1,292 sqft  
Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

**\*\*OPEN HOUSES - SATURDAY & SUNDAY, APRIL 26-27 @12-4PM\*\*** Welcome to 6465 Silver Ridge Way NW – an IMMACULATELY 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 – perfect for extended family, guests, or additional rental income. Inside, you™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, Gas Water Heater, Humidifier, Instant Hot Water, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| 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 | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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