

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

MLS® #A2214004

**\$895,000**

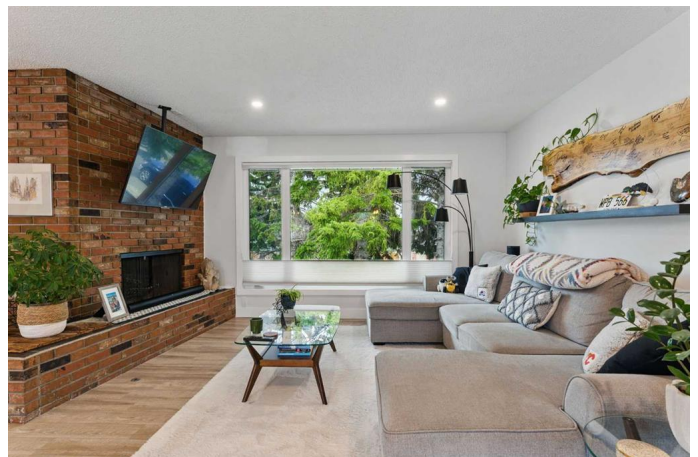
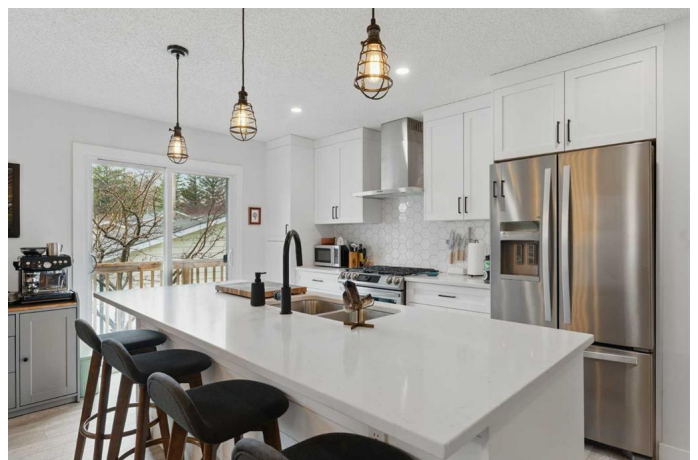
5 Bedroom, 3.00 Bathroom, 1,292 sqft  
Residential on 0.14 Acres

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 | 2                |
| Zoning         | R-CG             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.