

# \$790,000 - 323 Silverthorn Way Nw, Calgary

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MLS® #A2227274

**\$790,000**

4 Bedroom, 3.00 Bathroom, 1,293 sqft  
Residential on 0.18 Acres

Silver Springs, Calgary, Alberta

Welcome to this beautifully maintained home in the heart of Silver Springs—a perfect blend of comfort, convenience, and thoughtful updates. Situated on a cul-de-sac and generous pie-shaped lot, this property offers stunning sunrise views from the back deck—a perfect spot to start your day with a quiet sip of coffee while the city slowly comes to life.

Inside, you'll find paint-grade ceilings on the main floor, a fully renovated kitchen featuring modern cabinetry, updated appliances, and a fresh, stylish design. The bathrooms have also been tastefully renovated, bringing a sense of luxury and ease to your everyday routines.

Key upgrades include a recently updated roof, new west-facing window, and a furnace report confirming everything is running smoothly—giving you peace of mind that this home has been exceptionally well cared for.

The spacious backyard is ideal for family living, with ample room to add that dream garage or garden retreat—and includes a dedicated dog run for your furry family members to enjoy safely.

Families will love the unbeatable location—walking distance to scenic pathways down to the Bow River, the Silver Springs Shopping Centre, Silver Springs Outdoor Pool, and three sought-after elementary schools: St. Sylvester School



(French Immersion), W.O. Mitchell School  
(Spanish Immersion), Silver Springs School.

Whether you're watching the sunrise, exploring the river pathways, or settling into a community known for its schools and outdoor spaces, this home is ready for your next chapter.

Built in 1975

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227274      |
| Price          | \$790,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,293         |
| Acres          | 0.18          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 323 Silverthorn Way Nw |
| Subdivision | Silver Springs         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B4E8                 |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Quartz Counters                                                                       |
| Appliances        | Dishwasher, Freezer, Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Induction Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Brick Facing, Family Room, Gas, Raised Hearth                                                                         |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Dog Run                                               |
| Lot Description   | Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot, Treed, Views |
| Roof              | Asphalt                                                        |
| Construction      | Brick, Vinyl Siding                                            |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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