

# \$524,900 - 263 Silver Mead Close Nw, Calgary

MLS® #A2261805

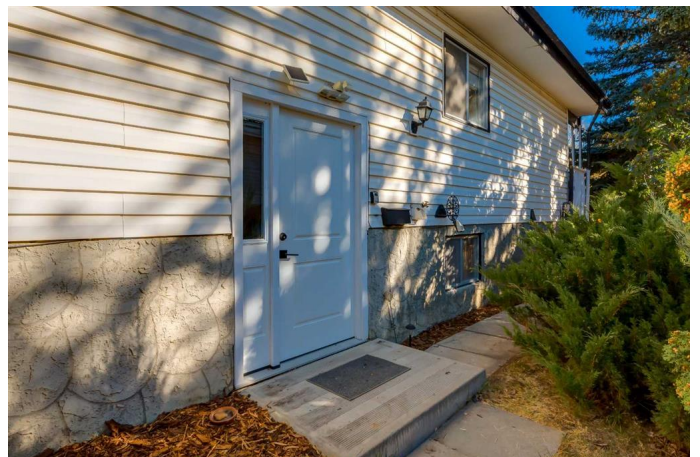
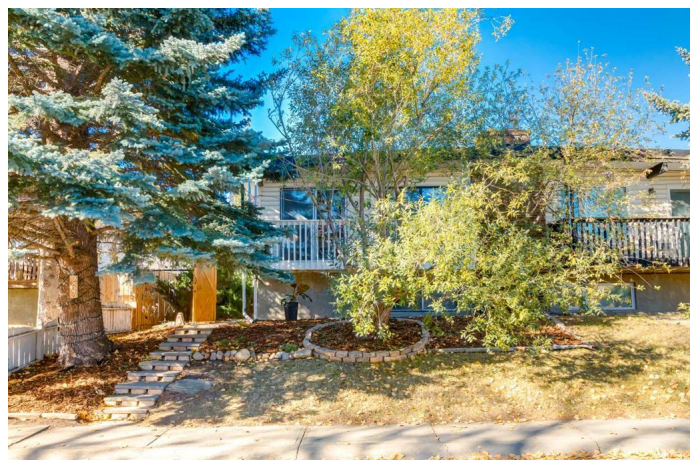
**\$524,900**

4 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.08 Acres

Silver Springs, Calgary, Alberta

Welcome to this bright and spacious family home in the highly desirable community of Silver Springs! Offering over 1,700 square feet of developed living space, this home features four large bedrooms, two full bathrooms, a single detached garage, a private fenced yard, and an ILLEGAL SUITE. The main level showcases an inviting living room centered around a cozy wood burning fireplace, creating the perfect space to relax or entertain. The updated kitchen provides ample cabinetry and counter space, connected to a dining area with direct access to the east facing balcony; ideal for enjoying your morning coffee or summer evenings outdoors. Two generous bedrooms, a full bathroom, and laundry rough in complete this level. The fully developed lower level offers incredible versatility, featuring an illegal kitchen suite, a spacious family room, two additional bedrooms with large windows, a full bathroom and a dedicated laundry/utility room. Step outside to your private fenced backyard, perfect for children, pets, or gatherings, with the added convenience of a single detached garage. This home is perfectly located with quick access to the University of Calgary, Winsport, Stoney Trail, and the Rocky Mountains, while being just steps from local schools, the Silver Springs Community Centre (with its outdoor pool), and nearby shopping. Outdoor enthusiasts will love the close proximity to the Silver Springs Botanical Gardens, Bowmont Park, and Bowness Park, where pathways lead directly to the scenic



Bow River. With no condo fees and a prime location in one of Calgary’s most established neighbourhoods, this Silver Springs home offers the perfect blend of comfort, convenience, and opportunity. Book your private showing today!

Built in 1975

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261805               |
| Price          | \$524,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 946                    |
| Acres          | 0.08                   |
| Year Built     | 1975                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 263 Silver Mead Close Nw |
| Subdivision | Silver Springs           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 3M7                  |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 1                                 |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Storage                       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window |

|                 |                       |
|-----------------|-----------------------|
|                 | Coverings             |
| Heating         | Forced Air            |
| Cooling         | None                  |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Wood Burning          |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot |
| Roof              | Tar/Gravel                                                    |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 16                |
| Zoning         | R-CG              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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