



## 6724 Silverview Drive Calgary Alberta

\$899,900

Excellent opportunity for Developers, Investors and Renovators. This HUGE BUNGALOW on an OVERSIZED lot (33.5 X 17.68) with a MILLION DOLLAR VIEW of COP, Bowmont Park, the Mountains and Bow River Valley offers almost 1600 Sq feet of developed space on the main level. Large, bright sunken living room opens to a spacious formal dining room. Kitchen with lots of cabinets and pantry extend to a sunken Family room with a wood burning fireplace and patio doors that open to a garden. 3 Spacious Bedrooms, 1.5 baths. The large Primary bedroom has walk through closets and a 2 piece ensuite. SEPARATE entrance to unspoilt basement. Large north facing backyard is fenced and has an oversized DOUBLE ATTACHED GARAGE. FRESHLY PAINTED in neutral colour, NEW HOT WATER TANK (June 2025), NEW FRIDGE (2024), NEW DISHWASHER (2024), NEW WASHER & DRYER (2024). Minutes to University of Calgary, the Majestic Rocky Mountains. Close to schools, shopping, parks, pathways, Recreational facilities, Silver springs Botanical Gardens, public transit with easy access to Downtown. The RCG Zoning on this lot allows for many redevelopment possibilities. Call now to view. (id:6769)

2pc Bathroom 4.50 Ft x 7.58 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
Bedroom 9.00 Ft x 13.08 Ft  
Bedroom 9.58 Ft x 9.58 Ft  
Dining room 11.50 Ft x 10.58 Ft  
Family room 12.00 Ft x 15.67 Ft

Foyer 3.83 Ft x 3.00 Ft  
Kitchen 12.00 Ft x 13.42 Ft  
Living room 14.83 Ft x 17.42 Ft  
Pantry 2.17 Ft x 1.67 Ft  
Primary Bedroom 16.33 Ft x 13.00 Ft

Listing Presented By:



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