



## 12 Silver Springs Drive Calgary Alberta

\$849,900

Amazing revenue opportunity - both sides of this duplex at one low price! Ideally located minutes from shops and restaurants and just down the street in one direction to Silver Springs School and parks, sports courts and a dog park in the other. Both units have 3 bedrooms, private front-facing-balconies and private backyards. A wood-burning fireplace adds a warm ambience to the living room. The primary bedroom includes a walk-in closet and a private ensuite. The basement is partially finished with a ton more living space. Large backyards with soaring trees are privately nestled behind the double detached garage. Both sides are currently tenant-occupied, making your job as a landlord even easier! Don't miss out on this spectacular investment opportunity! (id:6769)

Living room 4.14 M x 5.03 M

Dining room 3.43 M x 3.05 M

Kitchen 3.43 M x 2.44 M

Other 4.22 M x 1.88 M

Primary Bedroom 3.35 M x 4.17 M

Other 1.65 M x 1.52 M

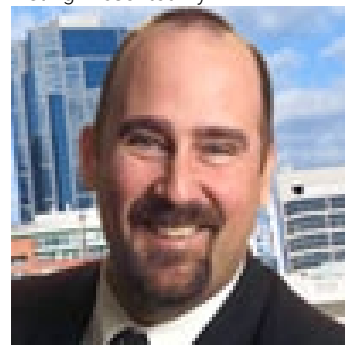
Bedroom 3.18 M x 2.74 M

Bedroom 3.53 M x 2.41 M

2pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://johnbitonti.com/>

**RE/MAX Realty Professionals**

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