

# \$714,900 - 8415 62 Avenue Nw, Calgary

MLS® #A2198560

## \$714,900

4 Bedroom, 3.00 Bathroom, 1,636 sqft  
Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

Welcome home to this well maintained 2 Storey split style home that offers a living room with wood burning fireplace, a formal dining room, a good size kitchen, as well as a main floor bedroom, full bathroom & a laundry room. The upper floor offers a good size Primary room, and 2 other bedrooms and a full bathroom. The fully finished basement offers a large Recreation room, a den'office/bedroom as well as a 3 piece bathroom, kitchen/wet bar & a large storage/utility room. Newer windows, newer furnace, the instant hot water, newer built-in Dishwasher and stove, as well as newer water softener makes this home a great opportunity for a growing family. The Sunny South facing backyard with a two tiered maintenance free composite deck makes a great spot for kids to play and enjoy the natural warmth & light. Quiet location yet close to all amenities. Call today to view !

Built in 1975

### Essential Information

MLS® #	A2198560
Price	\$714,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,636
Acres	0.15
Year Built	1975



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	8415 62 Avenue Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4A8

### **Amenities**

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Market 28  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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