

703, 120 Silvercreek Close NW  
Calgary, Alberta

MLS # A2166703



## \$329,900

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 344

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** N/A

Attention Investors, Flippers & Handy First-Time Homebuyers! This fixer-upper is a great investment opportunity with lots of potential. The main level features a kitchen, separate dining room, spacious living room with 9 ft ceilings, and a 2-piece bathroom. Upstairs, you'll find two bedrooms and a shared 4-piece bath. The basement includes a rec room, laundry, and extra storage. Each unit has a designated parking pad, plus additional street parking for guests. Conveniently located near schools, C-train, Crowfoot Crossing, walking paths, parks, and Silver Springs Golf Course. Low condo fees make this property a solid investment. Schedule a showing today!