

\$1,200,000 - 34/36 Silver Springs Drive Nw, Calgary

MLS® #A2270068

\$1,200,000

0 Bedroom, 0.00 Bathroom, 1,173 sqft

Multi-Family on 0.08 Acres

Silver Springs, Calgary, Alberta

One of Calgary's premier legal fourplexes, ideally located next to the Botanical Gardens of Silver Springs and Bowmont Park. This fully leased, turn-key investment generates \$76,560 in annual gross income and spans 4,350 sq. ft., featuring two 3-bedroom upper suites, one 3-bedroom lower, and one 2-bedroom lower for broad rental appeal. Also all units have their own ensuite laundry. Extensively upgraded with a 2-ply bitumen roof (2009), complete lower-suite renovations (2011), high-efficiency furnaces (2014), new main-floor windows (2020), new water heaters (2018 & 2024), updated bathrooms, fresh exterior paint, improved grading. Includes three rear parking stalls plus an insulated double attached garage with a steel roof. Professionally managed by Parallel Property Solutions with all maintenance current; management services may be retained. A low-maintenance, cash-flowing asset offering strong returns in a highly desirable, easy-to-rent Silver Springs location. Unit financials and specifics available in supplements.



Built in 1973

Essential Information

MLS® #	A2270068
Price	\$1,200,000
Bathrooms	0.00

Square Footage	1,173
Acres	0.08
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	34/36 Silver Springs Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2X8

Amenities

Parking Spaces	5
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Interior

Appliances	Other
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Additional Information

Date Listed	November 11th, 2025
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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