

# \$704,000 - 7020 78 Street Nw, Calgary

MLS® #A2206222

**\$704,000**

4 Bedroom, 2.00 Bathroom, 1,652 sqft

Residential on 0.14 Acres

Silver Springs, Calgary, Alberta

This charming 1.5-storey home is one you don't want to miss! Sitting on a huge 5941 sq. foot. lot with over 2,400 sq. ft. of developed living space, it has everything you need—and more!

From the moment you arrive, the mature trees, lawn-free landscaping, and brand-new roof make a great first impression. Step inside, and you're greeted by vaulted ceilings, warm hardwood floors, and tons of natural light pouring in from the large front windows!

The cozy living room is perfect for relaxing by the floor-to-ceiling fireplace, while the private dining room is ready for hosting your next dinner party. The sleek, stylish kitchen is a dream, featuring black cabinetry, tons of pot lighting, and a big window over the sink—because who doesn't love a kitchen with a view? Plus, the extra family room leads right out to a covered deck, making indoor-outdoor living a breeze!

Upstairs, you'll find a spacious primary bedroom with a walk-in closet, a bright second bedroom, and a beautiful 4-piece bath with a soaker tub—perfect for unwinding after a long day!

The fully finished basement is made for movie nights, with a big rec room, two extra bedrooms, a 3-piece bath, and a laundry/utility room featuring an oversized hot water



tankâ€”so youâ€™ll never run out of hot water!

And then thereâ€™s the backyardâ€”an entertainerâ€™s dream. The covered deck is perfect for BBQs, and thereâ€™s plenty of space to relax and enjoy. Plus, the oversized HEATED & INSULATED double garage is the cherry on top!

Located in the established community of Silver Springs, youâ€™re just minutes from schools, shopping, and scenic walking paths. This home is truly specialâ€”book your showing today!

Built in 1976

**Essential Information**

MLS® #	A2206222
Price	\$704,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,652
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	7020 78 Street Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4H9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	44
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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