

# \$515,000 - 118 Silverado Plains Park Sw, Calgary

MLS® #A2226169

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

\*\*\*OPEN HOUSE SAT MAY 31 1

230-430PM\*\*\*A pristine, move-in-ready 3-storey townhouse offering style, function, and location in one of Calgary's most charming communities. This immaculately maintained home features 4 spacious bedrooms and 3.5 bathrooms, spanning nearly 1,730 sq ft of thoughtfully designed living space.

Step inside and experience the open-concept main floor with rich hardwood flooring, designer lighting, and oversized windows that flood the space with natural light. The gourmet kitchen is complete with sparkling white quartz countertops, a central island with seating, stainless steel appliances, and full-height cabinetry – perfect for cooking, entertaining, and daily life.

The generous living and dining areas seamlessly flow out onto a west-facing 2nd floor deck with a gas line, while the third-floor primary suite boasts a private east-facing balcony – ideal for enjoying morning sunrises with coffee in hand. Central air conditioning keeps things cool in summer, and the attached double car garage with rear-drive access ensures winter convenience.

Additional highlights include:

- Offered fully furnished
- Immediate possession available
- Bedroom and full bathroom on the ground



level – ideal for guests or a home office

- Quiet, family-friendly complex just steps from Ron Southern School
- Quick access to Stoney Trail & Macleod Trail
- Only minutes to shopping, transit, and the world-famous Spruce Meadows equestrian facility

Whether you’re a young family, first-time home buyer, or savvy investor, this Silverado townhouse is the whole package – move-in ready and full of thoughtful upgrades.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226169      |
| Price          | \$515,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,730         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 118 Silverado Plains Park Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 1Y8                      |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Trash |
| Parking Spaces | 4     |

|              |                                                            |
|--------------|------------------------------------------------------------|
| Parking      | Double Garage Attached, Driveway, Rear Drive, Side By Side |
| # of Garages | 2                                                          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                          |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description   | See Remarks                             |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Wood Frame                       |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 23             |
| Zoning         | DC             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

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