

# \$525,000 - 118 Silverado Plains Park Sw, Calgary

MLS® #A2212893

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

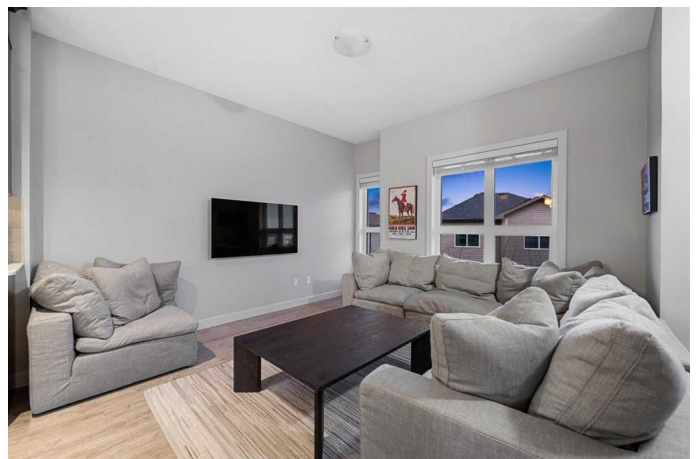
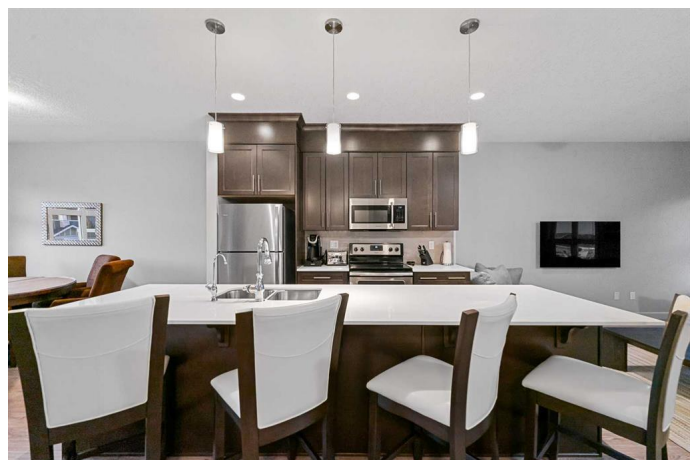
A pristine, move-in-ready 3-storey townhouse offering style, function, and location in one of Calgary's most charming communities. This immaculately maintained home features 4 spacious bedrooms and 3.5 bathrooms, spanning nearly 1,730 sq ft of thoughtfully designed living space.

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® #         | A2212893      |
| Price          | \$525,000     |
| 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 April 17th, 2025

Days on Market 14

Zoning DC

### Listing Details

Listing Office Synterra Realty

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