\$740,000 - 438 Silverado Boulevard Sw, Calgary

MLS® #A2196153

\$740,000

3 Bedroom, 3.00 Bathroom, 2,011 sqft Residential on 0.11 Acres

Silverado, Calgary, Alberta

Welcome home to this well-loved and move-in-ready 3-bedroom, 2.5-bath gem in the highly sought-after community of Silverado!
Offering over 2,000 sq. ft. of comfortable living space, this home is perfect for families looking for a thoughtfully cared-for property and incredible outdoor space.

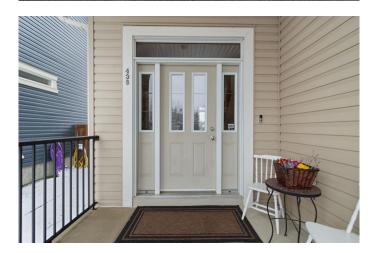
Step inside to find a bright and inviting main level, featuring hardwood floors, a cozy living area with a gas fireplace, and a well-appointed kitchen with classic oak cabinets. The dining space is perfect for hosting family meals, and a convenient 2-piece bath and main-floor laundry add to the home's functionality.

Out back, garden lovers will rejoiceâ€"this private oasis boasts raised garden beds, a small greenhouse, and a composite deck, perfect for enjoying warm summer evenings while overlooking the peaceful green space.

Upstairs, the spacious bonus room offers flexibility for a TV room, home gym, or kids' play area. The primary suite is a true retreat, featuring a walk-in closet and a double-vanity ensuite for added luxury. Two additional well-sized bedrooms and a full bath complete the upper level. Additional features you'll appreciate: backs onto a green space with direct access to a private neighborhood pathway, double attached garage with a window and backyard access, updates completed include a new roof (2022), water







softener system (2022), added insulation (2022), new hot water tank (2022), central vacuum system with a handy kitchen toe-kick feature (last serviced in 2022), freshly cleaned vents (2024) for a healthier living environment. The unfinished basement with 9-ft ceilings is waiting for your creative touch and dream renovation.

Nestled in a family-friendly community, this home is walking distance to schools, parks, pathways, and essential amenities, with easy access to the Shawnessy train station for stress-free commuting.

Don't miss your chance to own this beautiful Silverado home!

Built in 2010

Essential Information

MLS® # A2196153 Price \$740,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,011
Acres 0.11
Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 438 Silverado Boulevard Sw

Subdivision Silverado
City Calgary
County Calgary

Province Alberta
Postal Code T2X0N9

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate

Counters, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer,

Water Softener, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other, Private Yard, Storage

Lot Description Backs on to Park/Green Space, See Remarks

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 33

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bravo Realty

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