

# \$574,900 - 309 Silverado Way Sw, Calgary

MLS® #A2218348

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

\*\*\* OPEN HOUSE Sun 11 May 2025 2pm â€“ 4pm \*\*\* Welcome to 309 Silverado Way SW â€“ a beautifully maintained single-family home nestled in the heart of the family-friendly Silverado community. Offering nearly 2,100 sq ft of total developed living space, this 3-bedroom, 2.5-bathroom gem combines style and comfort with unbeatable convenience. The open-concept main floor is perfect for entertaining, featuring rich granite countertops, sleek stainless steel appliances, and space for both dining and lounging. Upstairs, youâ€™ll find a generously sized primary suite complete with a 4-piece ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and an upstairs laundry room. The fully developed basement offers even more flexibility with a bonus room and spacious recreation room ideal for movie nights, home workouts, or play areas. Enjoy Calgaryâ€™s sunny days in your south-facing backyard, featuring a large two-tier deckâ€“ideal for BBQs, gatherings, or quiet relaxation. There's even room to add a future garage with convenient rear-lane access. Walking distance to Ron Southern School and convenient to Holy Child School. Plus, you're seconds away from transit, and close to shopping, parks, and a variety of amenities. Whether you're starting a family or upgrading your space, this home offers the perfect blend of location, layout, and lifestyle in one of Calgary's most attractive SW communities.



Built in 2010

## Essential Information

MLS® #	A2218348
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	309 Silverado Way Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0H7

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, See Remarks

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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