

# \$589,900 - 367 Silverado Drive Sw, Calgary

MLS® #A2229974

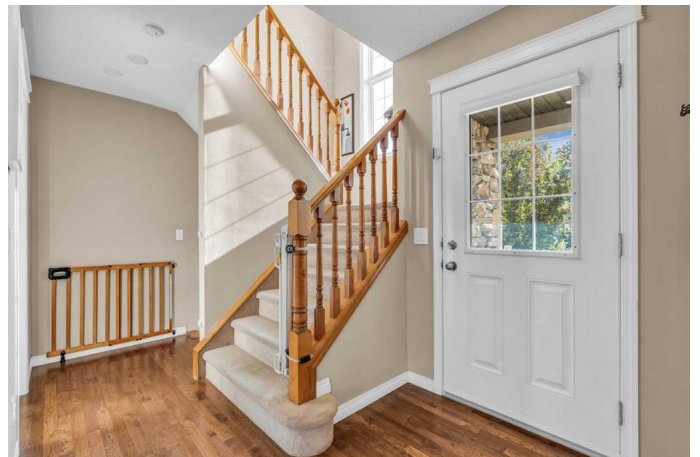
**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,579 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

Welcome to this 1,579 sq ft gem in the heart of Silverado, offering a perfect blend of comfort, style, and unbeatable location! Just a 2-minute walk to Silverado Marketplace and steps from parks, schools, and transit, this home delivers exceptional value and lifestyle convenience. The open-concept main floor features maple hardwood flooring, QUARTZ countertops, and a functional kitchen with NEWER stainless steel appliances, corner pantry, tile backsplash, and a large island. The great room with gas fireplace flows seamlessly from the kitchen and dining areas, perfect for entertaining. You'll also find a main floor office, a formal dining room, and a welcoming front foyer open to above, adding an airy, spacious feel. Upstairs, the primary bedroom includes a walk-in closet and 4 pc ensuite with a corner soaker tub and separate shower. Two additional spacious bedrooms and another full bath complete the upper level. The unfinished basement with roughed-in plumbing offers future development potential. Enjoy west/east exposure, bathing the home in sunlight all day. Outside, the fully fenced yard features a custom 3-level playhouse with slides and swings (Included in the Sale!), a storage shed, and space to relax or garden. Recent upgrades include roof, siding, fascia, gutters, and front exterior paint (2022), replaced front windows, and NEWER hot water tank, stove, and fridge. Pot lights throughout (except bedrooms) and Wi-Fi-enabled light switches enhance modern living. The Traditional Lot



Line means you have more room in the front and back yard. Nestled in a family-friendly community filled with young children, and walking distance within 15 minutes to THREE schools - Ron Southern School, Holy Child K-9, and the new Francosud K-12 French school (opening Sept 2025). Quick access to Somerset/Bridlewood LRT, Macleod & Stoney Trail, Spruce Meadows, Fish Creek Park, the YMCA & Cardel Rec Centre, and more. This is more than just a house—it's a home in a vibrant, welcoming neighbourhood!

Built in 2007

**Essential Information**

MLS® #	A2229974
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	367 Silverado Drive Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0G2

**Amenities**

Amenities	Other
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Parking Spaces	1
Parking	None

## Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	40
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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