# \$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.

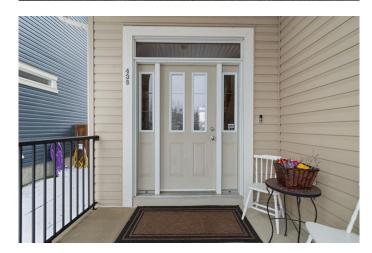
Step inside to find a bright and inviting main level, featuring hardwood floors, a cozy living area with a gas fireplace, and a well-appointed kitchen with classic oak cabinets. The dining space is perfect for hosting family meals, and a convenient 2-piece bath and main-floor laundry add to the home's 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 27
Zoning R-G
HOA Fees 210
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.