

# \$574,800 - 58 Silverado Plains Manor Sw, Calgary

MLS® #A2203484

**\$574,800**

3 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.07 Acres

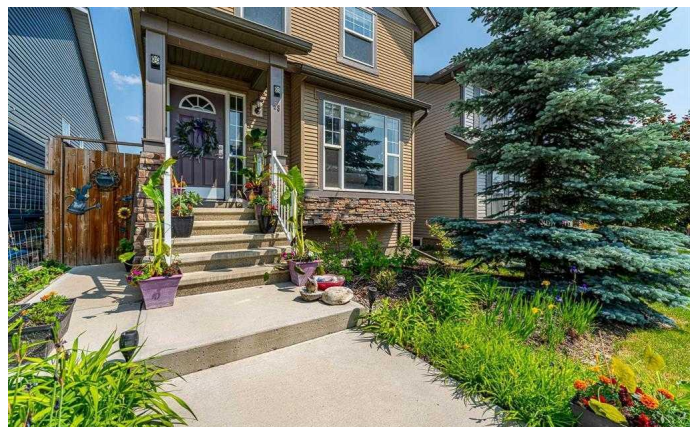
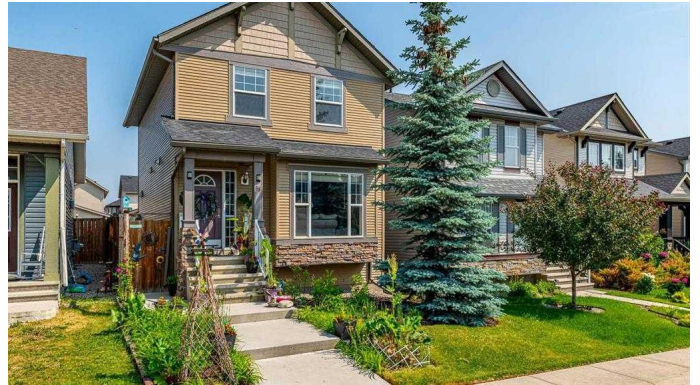
Silverado, Calgary, Alberta

Welcome to this charming home in Silverado, near the prestigious Spruce Meadows! Ideal for nature lovers, it's surrounded by parks and an 80-acre nature reserve. Residents enjoy convenient access to Shawnessy shopping center and the LRT. As you approach, the stunning curb appeal captivates. Inside, the main floor features a cozy living room perfect for relaxation and entertaining, along with a half bath and laundry area for added convenience. The kitchen and dining space at the back of the home offer a seamless flow, complete with ample cabinetry and a functional pantry. Upstairs, you'll find three bedrooms and two full baths, including a primary suite with an ensuite bath and walk-in closet. The unfinished basement is a blank canvas for your personal touch. The backyard is a landscaped oasis, creating a tranquil retreat. A large double detached garage provides ample parking and storage for your convenience. Don't miss the opportunity to make this wonderful property your own and enjoy life in the vibrant community of Silverado!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2203484  |
| Price     | \$574,800 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,324       |
| Acres          | 0.07        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 58 Silverado Plains Manor Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0G9                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                    |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Landscaped |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Vinyl Siding, Wood Frame, Stone |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 43               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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.