

# \$569,900 - 255 Silverado Range Close Sw, Calgary

MLS® #A2253630

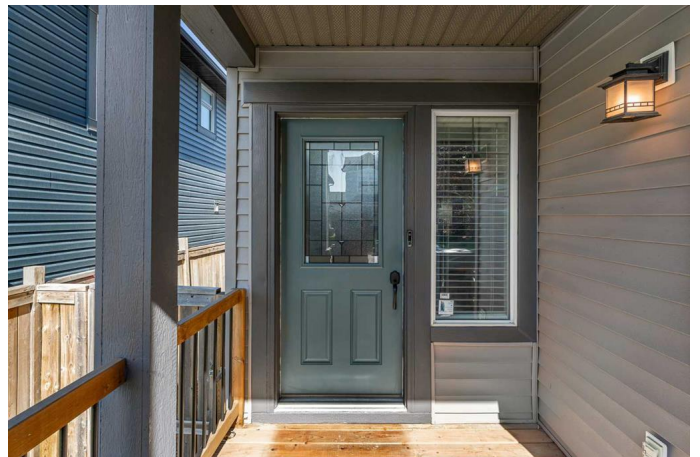
**\$569,900**

2 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

Welcome to a beautiful and very unique home in the heart of Silverado - 255 Silverado Range Close. This VERY RARE LAYOUT will blow you away! The main floor features a living/sitting/office room right off the entrance, a nice kitchen with stainless steel appliances (gas stove), a center island, a family room with a gas fireplace, and vaulted ceiling, and a 2PC bathroom. Hardwood flooring and 10' ceilings (super rare!) on the main floor complete this level. The upper level comes with 2 LARGE MASTER BEDROOMS, each one with its own walk-in closet and a 4PC bathroom. A skylight in the ceiling provides lots of natural light. The laundry room is conveniently located on the second floor. The lower level is wide open and awaiting your creative ideas! There is a cozy front porch, a nice deck at the back and a fully landscaped and fenced backyard. \*\*\*BRAND NEW CENTRAL AIR CONDITIONING has just been installed to keep you cool in the summer\*\*\* The house was just recently painted\*\*\* Roof shingles are only a couple years. The 21' x 20' garage is fully insulated. Your future home is located on a quiet street away from the traffic, while being a short walking distance to schools(Ron Southern K-6 public School is literally across the soccer field, Holy Child School(Catholic) Preschool-Grade 8, and the sought after Francophone K-12 school), a pond, huge green space across the street and walking/biking pathways. Easy access to the Silverado plaza, Mcleod Trail and Stoney, as well as the vast



Shawnessy Shopping Centre. This home is ideal for a professional couple, a small family or a savvy investor looking for a great rental property!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253630    |
| Price          | \$569,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,562       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 255 Silverado Range Close Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0C3                      |

### Amenities

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

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | See Remarks                                        |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Family Room, Gas, Mantle |
| Has Basement    | Yes                      |
| Basement        | Full, Unfinished         |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 10                  |
| Zoning         | R-G                 |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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