

# \$456,000 - 218 Silverado Common Sw, Calgary

MLS® #A2227358

**\$456,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft  
Residential on 0.00 Acres

Silverado, Calgary, Alberta

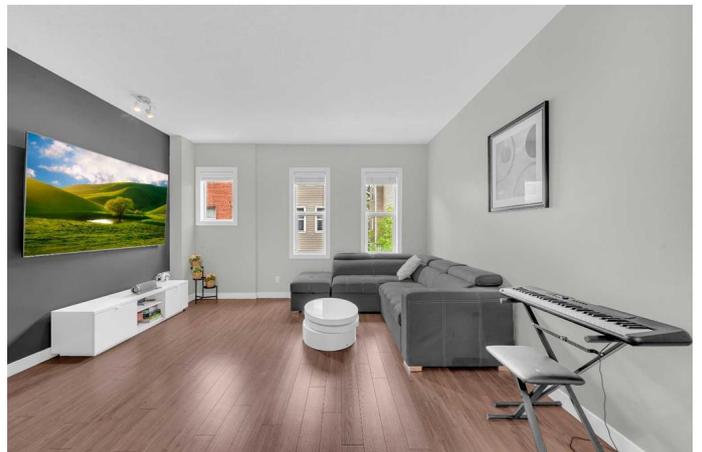
MODERN TOWNHOUSE | 3 BED | 2.5 BATH |  
ATTACHED GARAGE | OFFICE | BALCONY |  
PRIME LOCATION

Welcome to this beautifully maintained 3-BEDROOM, 2.5-BATHROOM TOWNHOUSE, offering the perfect blend of style, comfort, and convenience in one of the area's most sought-after communities. Built in 2011, this home is ideal for first-time buyers, families, or investors looking for a move-in-ready property.

The BRIGHT AND OPEN-CONCEPT MAIN FLOOR features a DEDICATED OFFICE SPACE and a spacious living and dining area perfect for entertaining. The MODERN KITCHEN includes a CENTRAL ISLAND, GRANITE COUNTERTOPS, CABINETRY EXTENDED TO THE CEILING, and STAINLESS STEEL APPLIANCES. Step out to your PRIVATE BALCONY, perfect for morning coffee or evening relaxation.

Upstairs, the PRIMARY BEDROOM is a true retreat, complete with a CEILING FAN, HIS AND HER CLOSETS, and a LUXURIOUS ENSUITE BATHROOM featuring an OVERSIZED SHOWER. Two additional bedrooms share a well-appointed FULL BATHROOM WITH A TUB, perfect for family use.

The ATTACHED GARAGE adds convenience



and security, while the thoughtful layout provides functional space for everyday living.

?? LOCATION HIGHLIGHTS:

â€“ 3 MINS TO ELEMENTARY SCHOOL

â€“ 8 MINS TO JUNIOR HIGH AND HIGH SCHOOL

â€“ CLOSE TO WALMART, SOBEYS, GROCERY STORES, RESTAURANTS, AND EVERYDAY AMENITIES

Donâ€™t miss this opportunity to own a stylish and functional townhouse in a FANTASTIC LOCATION.

Built in 2011

**Essential Information**

MLS® #	A2227358
Price	\$456,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	218 Silverado Common Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0G7

**Amenities**

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Lighting, Playground
Lot Description	City Lot, Landscaped, Street Lighting
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Smart Realty
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