

# \$639,900 - 70 Silverado Skies Crescent Sw, Calgary

MLS® #A2249758

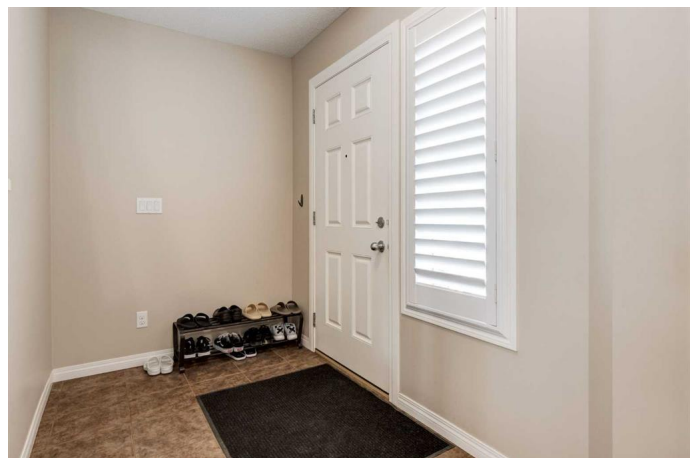
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

Open House 12:30PM-3PM, Saturday, August 23, 2025. Priced to Sell! Welcome to this well-maintained 2-storey home with a double attached garage, located in the desirable community of Silverado. Set on a large west-facing lot, this home offers an ideal blend of comfort, functionality, and space for a growing family. The main floor features a well-appointed open-concept layout with a bright living room, complete with a corner gas fireplace, perfect for cozy evenings. The kitchen overlooks the living area and comes equipped with newer appliances, ample cabinetry, and a walk-through pantry for added convenience. Step outside onto the covered back deck, finished with maintenance-free vinyl decking, and enjoy the privacy of your sunny west-facing backyard – ideal for entertaining or relaxing. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, and two full bathrooms, along with a convenient laundry room. The primary bedroom includes a 4-piece en suite and a walk-in closet, offering a perfect retreat at the end of the day. The unspoiled basement is ready for your personal touch, featuring rough-in plumbing and two large windows, offering great potential for future development. Recent updates include asphalt shingles and two new sidings (2022), a high-efficiency furnace (2022), hot water tank (2018), and a new stove (2025), providing peace of mind and long-term value. Located close to schools, parks, and pathways, this home is perfectly



situated for families seeking both convenience and community. Don't miss out on this fantastic opportunity in one of Calgary's most sought-after neighbourhoods. Please click the Virtual Tour for more detail!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249758    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,802       |
| Acres          | 0.11        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 70 Silverado Skies Crescent Sw |
| Subdivision | Silverado                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2X 0J6                        |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                             |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                   |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                  |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                 |
| Fireplaces        | Gas, Insert, Living Room, Mantle, Tile                                                                                                            |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                  |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 11                |
| Zoning         | R-G               |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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