

\$574,900 - 309 Silverado Way Sw, Calgary

MLS® #A2218348

\$574,900

3 Bedroom, 3.00 Bathroom, 1,393 sqft
Residential on 0.08 Acres

Silverado, Calgary, Alberta

Welcome to 309 Silverado Way SW â€” a beautifully maintained single-family home nestled in the heart of the family-friendly Silverado community. Offering nearly 2,100 sq ft of total developed living space, this 3-bedroom, 2.5-bathroom gem combines style and comfort with unbeatable convenience. The open-concept main floor is perfect for entertaining, featuring rich granite countertops, sleek stainless steel appliances, and space for both dining and lounging. Upstairs, youâ€™ll find a generously sized primary suite complete with a 4-piece ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and an upstairs laundry room. The fully developed basement offers even more flexibility with a bonus room and spacious recreation room ideal for movie nights, home workouts, or play areas. Enjoy Calgaryâ€™s sunny days in your south-facing backyard, featuring a large two-tier deckâ€”ideal for BBQs, gatherings, or quiet relaxation. There's even room to add a future garage with convenient rear-lane access. Walking distance to Ron Southern School and convenient to Holy Child School. Plus, you're seconds away from transit, and close to shopping, parks, and a variety of amenities. Whether you're starting a family or upgrading your space, this home offers the perfect blend of location, layout, and lifestyle in one of Calgary's most attractive SW communities.

Built in 2010



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218348 |
| Price | \$574,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,393 |
| Acres | 0.08 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 309 Silverado Way Sw |
| Subdivision | Silverado |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 0H7 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Alley Access, Off Street, Parking Pad, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 10 |
| Zoning | R-G |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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