

\$579,900 - 91 Silverado Plains Manor Sw, Calgary

MLS® #A2244515

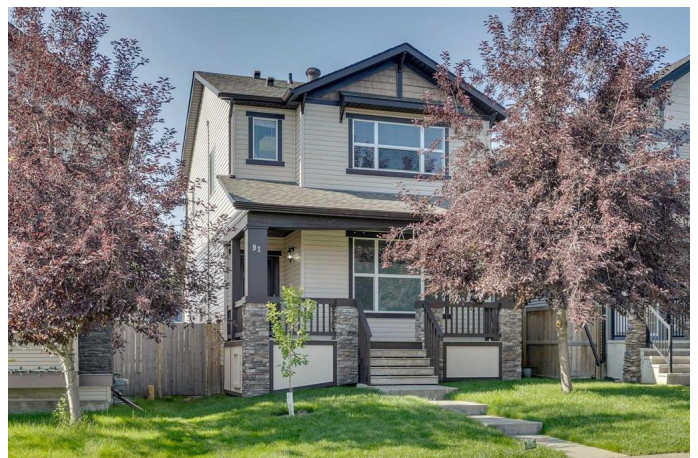
\$579,900

4 Bedroom, 4.00 Bathroom, 1,522 sqft
Residential on 0.08 Acres

Silverado, Calgary, Alberta

*****\$10K PRICE IMPROVEMENT***OPEN HOUSE SATURDAY AUGUST 30TH 2PM-4PM*****Welcome to this beautifully maintained 2-storey detached home in the heart of Silverado, offering OVER 2,200 SQUARE FEET OF DEVELOPED SPACE with 4 BEDROOMS and 4 BATHROOMS for UNDER \$590K! Thoughtfully updated and move-in ready, this home features GRANITE COUNTERTOPS throughout, stainless steel appliances, and 9-FOOT CEILINGS on the main level. The inviting living room is anchored by a cozy gas fireplace, perfect for relaxing evenings.

The FULLY DEVELOPED BASEMENT offers additional versatile space, while the sunny south-facing backyard includes a two-tiered deck and storage shedâ€”ideal for outdoor entertaining. Eco-conscious buyers will appreciate the 10 SOLAR PANELS on the roof, providing long-term energy savings. Recent updates include: BRAND NEW FLOORING ON MAIN LEVEL, roof shingles (2023), vinyl siding (2022), washer & dryer (2021), hot water tank (2023), and fresh paint on select upper and basement walls. Most appliances have also been replaced in recent years, adding to the home's appeal. Situated on a quiet street, just steps from a playground and a short walk to Ron Southern School (Kâ€”6), this family-friendly location is also close to two other schools and offers quick access to Stoney Trail and Macleod Trail. A must-see in one of the most desirable



communities in the south!

Built in 2008

Essential Information

MLS® #	A2244515
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,522
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Silverado Plains Manor Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0G9

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	30
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.