

118 Silverado Plains Park SW Calgary, Alberta

MLS # A2212893


\$525,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,730 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Rear Drive, Side By Side		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: All furniture including but not limited to window coverings, beds, bedside tables, tvs, couch, dining table & chairs

A pristine, move-in-ready 3-storey townhouse offering style, function, and location in one of Calgary's most charming communities. This immaculately maintained home features 4 spacious bedrooms and 3.5 bathrooms, spanning nearly 1,730 sq ft of thoughtfully designed living space. Step inside and experience the open-concept main floor with rich hardwood flooring, designer lighting, and oversized windows that flood the space with natural light. The gourmet kitchen is complete with sparkling white quartz countertops, a central island with seating, stainless steel appliances, and full-height cabinetry — perfect for cooking, entertaining, and daily life. The generous living and dining areas seamlessly flow out onto a west-facing 2nd floor deck with a gas line, while the third-floor primary suite boasts a private east-facing balcony — ideal for enjoying morning sunrises with coffee in hand. Central air conditioning keeps things cool in summer, and the attached double car garage with rear-drive access ensures winter convenience. Additional highlights include: - Offered fully furnished - Immediate possession available - Bedroom and full bathroom on the ground level — ideal for guests or a home office - Quiet, family-friendly complex just steps from Ron Southern School - Quick access to Stoney Trail & Macleod Trail - Only minutes to shopping, transit, and the world-famous Spruce Meadows equestrian facility Whether you're a young family, first-time home buyer, or savvy investor, this Silverado townhouse is the whole package — move-in ready and full of thoughtful upgrades.