

368 Silverado Drive SW Calgary, Alberta

MLS # A2256278



\$599,788

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,533 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, On Street, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, Vinyl Windows		

Inclusions: Window Coverings

**** PRICE DROPPED!**** Welcome to Your New Home in Silverado! Step into style, comfort, and convenience with this beautifully maintained 2-storey home, ideally located in the highly desirable SW community of Silverado—a vibrant neighbourhood known for its family-friendly atmosphere and exceptional amenities. Perfect for a growing family, this home offers numerous recent upgrades, including: Fresh Paint, Brand-New Carpet, Newer Hot Water Tank, and Newer Roof & Siding (all within the last 3 years). Enjoy peace of mind and true move-in-ready living! The main floor features a smart and inviting layout with both a formal living room and a cozy family room—ideal for entertaining or simply relaxing at home. Upstairs, the spacious primary suite includes a large walk-in closet and a private 4-piece ensuite, while two additional bedrooms offer plenty of space for the whole family. Step outside and enjoy even more value! Nicely landscaped front and rear yards create great curb appeal and a welcoming outdoor space. Large rear patio—perfect for BBQs, outdoor dining, or enjoying a quiet evening under the stars. Double detached garage with back lane access—convenient, secure, and practical. Silverado offers everything you need just minutes away: shopping, grocery stores, restaurants, banks, and public transit. Families will love the proximity to multiple schools, with a brand-new high school currently under construction, adding even more value to this thriving, growing community. Don't miss your opportunity to own this charming, well-cared-for home in one of Calgary's most sought-after neighbourhoods. Contact your favourite real estate agent today to book your private tour—this one won't last!