

\$810,000 - 426 Silverado Boulevard Sw, Calgary

MLS® #A2210894

\$810,000

3 Bedroom, 4.00 Bathroom, 2,377 sqft
Residential on 0.11 Acres

Silverado, Calgary, Alberta

OPEN HOUSE *****CANCELED*****- FRIDAY
AND SATURDAY (18/4 AND 19/4) FROM
1PM TO 4PM BOTH DAYS.

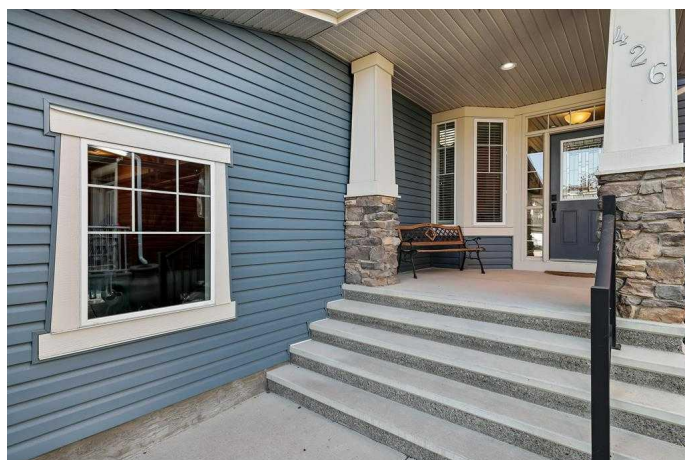
Welcome to a home where elegance meets
everyday comfort in the sought-after
community of Silverado.

Ideally located near top-rated schools, major
routes, and premium amenities, this rare
offering blends refined living with unbeatable
convenience.

This beautifully appointed home offers over
2,300 sq ft of refined living space with 3
bedrooms, 3.5 bathrooms, a bonus room, and
an oversized double garage. Upscale finishes
and a professionally finished basement
complete the thoughtfully designed layout.

Step inside to an expansive kitchen with stone
countertops, a large island, and ample
cabinetry—perfect for both daily living and
entertaining. A private office room offers a
quiet workspace, while oversized windows
allow light to fill the open-concept living and
dining areas. Elegant hardwood floors and a
gas fireplace add warmth and elegance.

The fully carpeted upper level offers 3
generously sized bedrooms, thoughtfully
designed for comfort and tranquility. The
primary bedroom serves as a serene retreat,
complete with a cozy sitting area, a custom
walk-in closet, and a 5-piece ensuite featuring



dual vanities and heated tile flooring â€” the perfect touch of comfort on chilly mornings. The 2 additional bedrooms are bright and spacious, each boasting oversized closets and an inviting sense of calm.

The finished basement, completed in 2023, offers modern versatility with 9 ft ceilings, soundproofing, built-in speakers, and a full bathroomâ€” and the open layout offers endless possibilities for customization. Over \$75,000 in upgrades make it a stylish extension of the home.

Step outside to a professionally landscaped backyard backing on to a scenic trail-a peaceful retreat. Whether you are sipping coffee under the Pergola or hosting friends for an evening soiree, this outdoor space offers comfort, privacy, and elegance year-round. Recent upgrades include fresh interior paint coat (2024), a high-efficiency furnace (2023), and re-stained deck (2024) which ensure that this home is as well-maintained as it is beautiful.

Offering effortless connectivity, this home provides easy access to Stoney Trail and Macleod Trail, with the Somerset C-Train Station just 5 minutes away, making daily commutes remarkably convenient. Ideally situated just minutes from Ron Southern School (Kâ€“6), Holy Child School (Kâ€“9), and the future Francophone (Kâ€“12) School, and a conveniently located bus stop for all the schools serving Silverado just steps from the front door, this home is perfectly suited for young families.

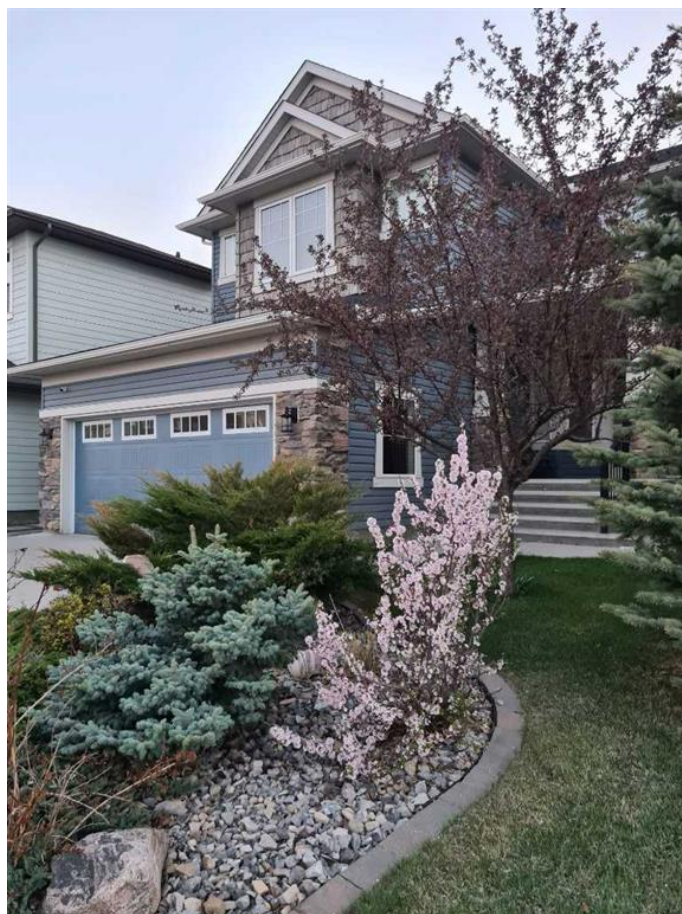
Just a short walk away, Silverado Marketplace offers upscale convenience with dining at Holy Grill, Churchâ€™s Chicken, and Kildares Pub, fitness options like HotShop Hot Yoga and Anytime Fitness, and essentials at Sobeys and

Shoppers Drug Martâ€™ delivering a complete, elevated lifestyle.

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210894 |
| Price | \$810,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,377 |
| Acres | 0.11 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|----------------------------|
| Address | 426 Silverado Boulevard Sw |
| Subdivision | Silverado |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 0N9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Playground, Park |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Smart Home, Tankless |
|-------------------|---|

| | |
|-----------------|--|
| | Hot Water, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Tankless Water Heater |
| Heating | High Efficiency, In Floor, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 18 |
| Zoning | R-G |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

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

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