\$599,900 - 119 Silverado Drive Sw, Calgary

MLS® #A2235909

\$599,900

3 Bedroom, 3.00 Bathroom, 1,374 sqft Residential on 0.08 Acres

Silverado, Calgary, Alberta

Former "Homes by Avi" Showhome | Across from New Francophone K-12 School Opening Fall 2025 | Fully Finished Basement | 24' x 24' Garage | Central A/C | Open House July 5th 1:30-4:30pm

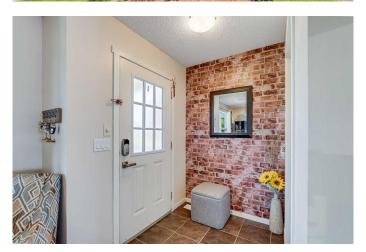
Fall in love with this beautifully upgraded, former Homes by Avi showhomeâ€"ideally located directly across from a green space and the brand new Francophone K-12 school opening Fall 2025 in the heart of Silverado.

This detached 2-storey home offers 3 bedrooms, 2.5 baths, and a fully finished basement. Step onto the welcoming covered front veranda and into a thoughtfully designed open-concept main floor, featuring gleaming hardwood, tile, and carpet flooring, designer paint, and custom window coverings throughout. The spacious living room is anchored by a cozy gas fireplace with elegant tile surround and a built-in TV niche, while the entertainer's kitchen boasts a large centre island, contemporary flat-panel cabinetry with under mount lighting, upgraded stainless steel appliances, and ample storage.

Enjoy summer in comfort with central air conditioning or entertain outdoors on the expansive 20' x 11' deck. Upstairs, you'II find a generous primary suite complete with a 4-piece ensuite and large walk-in closet, plus two additional bedrooms and a full bathroom. The fully finished







basement provides extra living spaceâ€"ideal for a rec room, gym, or home office.

This home is BUILT GREEN and loaded with features including a 92% high-efficiency furnace, Low-E windows, enhanced insulation system, low-flow water fixtures, central vacuum, in-ceiling speakers, and a complete built-in vacuum system.

Back lane access leads to the oversized 24' x 24' insulated double garage with over-height door and Wi-Fi enabled openerâ€"perfect for your vehicles and storage needs.

Located in a family-friendly community close to public transit, schools, shopping, Spruce Meadows, and scenic walking pathsâ€"this is a must-see opportunity!

Book your viewing today!

Built in 2006

Half Baths

Essential Information

MLS® # A2235909

Price \$599,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

1

Square Footage 1,374
Acres 0.08
Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 119 Silverado Drive Sw

Subdivision Silverado
City Calgary
County Calgary
Province Alberta
Postal Code T2X0C4

Amenities

Amenities Community Gardens, Playground

Parking Spaces 2

Parking Double Garage Detached, Insulated, Oversized

of Garages 2

Interior

Interior Features Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 15
Zoning R-G
HOA Fees 210
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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