

# \$589,900 - 367 Silverado Drive Sw, Calgary

MLS® #A2229974

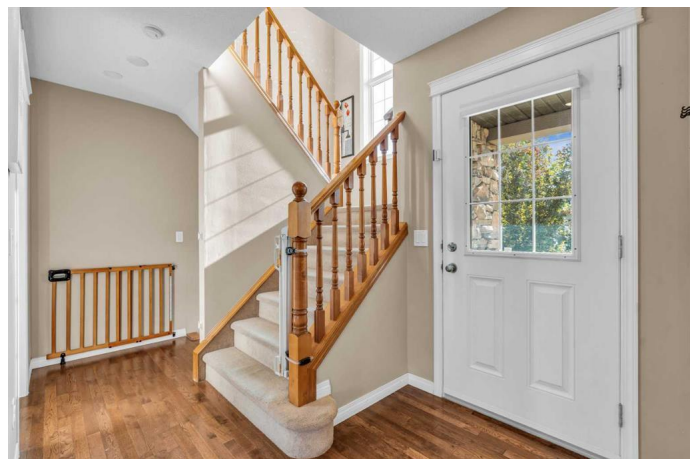
**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,579 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

Welcome to this 1,579 sq ft gem in the heart of Silverado, offering a perfect blend of comfort, style, and unbeatable location! Just a 2-minute walk to Silverado Marketplace and steps from parks, schools, and transit, this home delivers exceptional value and lifestyle convenience. The open-concept main floor features maple hardwood flooring, QUARTZ countertops, and a functional kitchen with NEWER stainless steel appliances, corner pantry, tile backsplash, and a large island. The great room with gas fireplace flows seamlessly from the kitchen and dining areas, perfect for entertaining. You'll also find a main floor office, a formal dining room, and a welcoming front foyer open to above, adding an airy, spacious feel. Upstairs, the primary bedroom includes a walk-in closet and 4 pc ensuite with a corner soaker tub and separate shower. Two additional spacious bedrooms and another full bath complete the upper level. The unfinished basement with roughed-in plumbing offers future development potential. Enjoy west/east exposure, bathing the home in sunlight all day. Outside, the fully fenced yard features a custom 3-level playhouse with slides and swings (Included in the Sale!), a storage shed, and space to relax or garden. Recent upgrades include roof, siding, fascia, gutters, and front exterior paint (2022), replaced front windows, and NEWER hot water tank, stove, and fridge. Pot lights throughout (except bedrooms) and Wi-Fi-enabled light switches enhance modern living. The Traditional Lot



Line means you have more room in the front and back yard. Nestled in a family-friendly community filled with young children, and walking distance within 15 minutes to THREE schools - Ron Southern School, Holy Child K-9, and the new Francosud K-12 French school (opening Sept 2025). Quick access to Somerset/Bridlewood LRT, Macleod & Stoney Trail, Spruce Meadows, Fish Creek Park, the YMCA & Cardel Rec Centre, and more. This is more than just a house—it's a home in a vibrant, welcoming neighbourhood!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229974    |
| Price          | \$589,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,579       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 367 Silverado Drive Sw |
| Subdivision | Silverado              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 0G2                |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |      |
|----------------|------|
| Parking Spaces | 1    |
| Parking        | None |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Pantry, Storage                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 14              |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.