

# \$589,900 - 91 Silverado Plains Manor Sw, Calgary

MLS® #A2244515

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,522 sqft  
Residential on 0.08 Acres

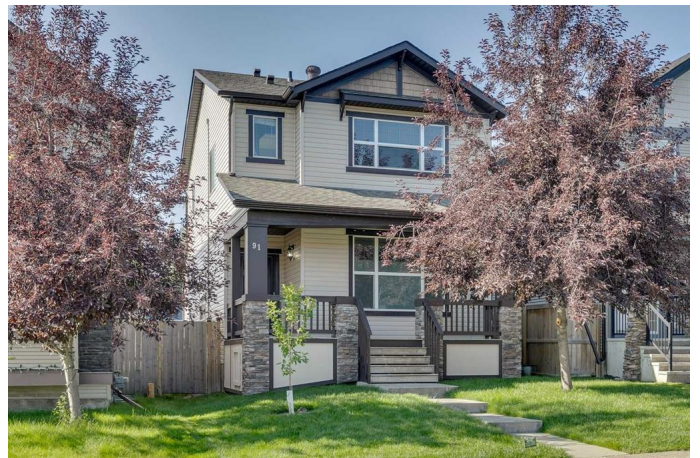
Silverado, Calgary, Alberta

Welcome to this beautifully maintained 2-storey detached home in the heart of Silverado, offering OVER 2,200 SQUARE FEET OF DEVELOPED SPACE with 4 BEDROOMS and 4 BATHROOMS for UNDER \$590K! Thoughtfully updated and move-in ready, this home features GRANITE COUNTERTOPS throughout, stainless steel appliances, and 9-FOOT CEILINGS on the main level. The inviting living room is anchored by a cozy gas fireplace, perfect for relaxing evenings.

The FULLY DEVELOPED BASEMENT offers additional versatile space, while the sunny south-facing backyard includes a two-tiered deck and storage shed—ideal for outdoor entertaining. Eco-conscious buyers will appreciate the 10 SOLAR PANELS on the roof, providing long-term energy savings. Recent updates include: roof shingles (2023), vinyl siding (2022), washer & dryer (2021), hot water tank (2023), and fresh paint on select upper and basement walls. Most appliances have also been replaced in recent years, adding to the home's appeal.

Situated on a quiet street, just steps from a playground and a short walk to Ron Southern School (K-6), this family-friendly location is also close to two other schools and offers quick access to Stoney Trail and Macleod Trail. A must-see in one of the most desirable communities in the south!

Built in 2008



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244515    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,522       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 91 Silverado Plains Manor Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0G9                      |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 2nd, 2025  
Days on Market        3  
Zoning                    R-G  
HOA Fees                210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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.