

# \$456,000 - 218 Silverado Common Sw, Calgary

MLS® #A2227358

**\$456,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

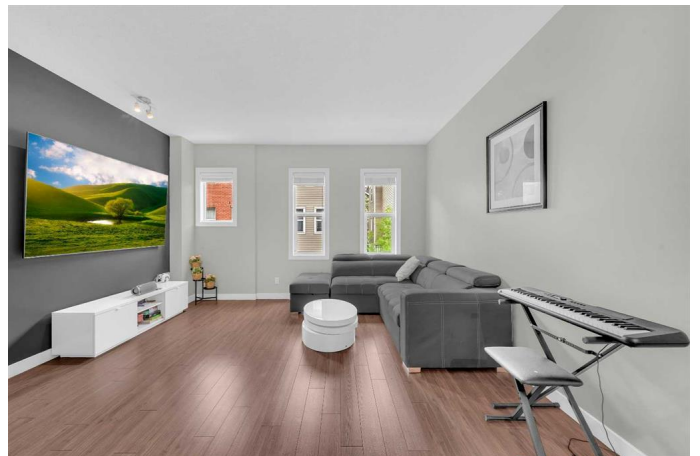
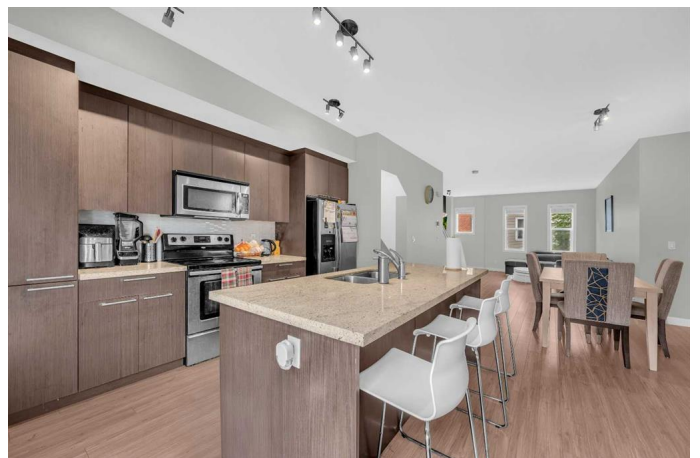
MODERN TOWNHOUSE | 3 BED | 2.5 BATH |  
ATTACHED GARAGE | OFFICE | BALCONY |  
PRIME LOCATION

Welcome to this beautifully maintained 3-BEDROOM, 2.5-BATHROOM TOWNHOUSE, offering the perfect blend of style, comfort, and convenience in one of the area's most sought-after communities. Built in 2011, this home is ideal for first-time buyers, families, or investors looking for a move-in-ready property.

The BRIGHT AND OPEN-CONCEPT MAIN FLOOR features a DEDICATED OFFICE SPACE and a spacious living and dining area perfect for entertaining. The MODERN KITCHEN includes a CENTRAL ISLAND, GRANITE COUNTERTOPS, CABINETRY EXTENDED TO THE CEILING, and STAINLESS STEEL APPLIANCES. Step out to your PRIVATE BALCONY, perfect for morning coffee or evening relaxation.

Upstairs, the PRIMARY BEDROOM is a true retreat, complete with a CEILING FAN, HIS AND HER CLOSETS, and a LUXURIOUS ENSUITE BATHROOM featuring an OVERSIZED SHOWER. Two additional bedrooms share a well-appointed FULL BATHROOM WITH A TUB, perfect for family use.

The ATTACHED GARAGE adds convenience



and security, while the thoughtful layout provides functional space for everyday living.

?? LOCATION HIGHLIGHTS:

“ 3 MINS TO ELEMENTARY SCHOOL

“ 8 MINS TO JUNIOR HIGH AND HIGH SCHOOL

“ CLOSE TO WALMART, SOBEYS, GROCERY STORES, RESTAURANTS, AND EVERYDAY AMENITIES

Don’t miss this opportunity to own a stylish and functional townhouse in a FANTASTIC LOCATION.

Built in 2011

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227358      |
| Price          | \$456,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,476         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 218 Silverado Common Sw |
| Subdivision | Silverado               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X0G7                  |

Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                         |
| Parking        | Single Garage Attached                                    |
| # of Garages   | 1                                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                    |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Lighting, Playground         |
| Lot Description   | City Lot, Landscaped, Street Lighting |
| Roof              | Asphalt                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart 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.