

# \$509,900 - 197 Silverado Plains Park Sw, Calgary

MLS® #A2217141

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

Modern Townhouse in Silverado – Stylish, Spacious & Move-In Ready! Discover comfort, style, and convenience in this beautifully maintained 4-bedroom, 2.5-bathroom townhouse located in the sought-after Hunter House complex in Silverado. Offering 1,737.4 SQFT of thoughtfully designed living space and a double attached side-by-side garage, this home combines suburban tranquility with city accessibility. Step inside to an open-concept main floor featuring sleek modern finishes, a spacious great room perfect for entertaining, and a cozy dining nook that opens onto one of two private balconies – ideal for enjoying your morning coffee or hosting summer BBQs. The chef-inspired kitchen is a true highlight, boasting quartz countertops, stainless steel appliances, a pantry, and plenty of cabinetry to keep your culinary essentials organized. Upstairs, you’ll find 1 generous primary suite, with a walk-in closet and its own private ensuite – the perfect setup for families, roommates, or guests. Additional features include: 1. Total four (4) parking spaces (garage + driveway) 2. Hardie board and brick exterior for durability and curb appeal 3. Tons of storage space throughout 4. Nestled in the heart of Silverado, you'll enjoy easy access to scenic walking trails, playgrounds, shops, and prestigious schools, including Dr. E.P. Scarlett High School. Commuting is a breeze with quick connections to Stoney Trail via Spruce Meadows Way and Macleod Trail via 194th



Avenue. 5. Lovingly cared for by the original owner, this home is truly move-in ready.

Built in 2014

### Essential Information

MLS® #	A2217141
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,737
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	197 Silverado Plains Park Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1Y9

### Amenities

Amenities	Other, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	DC
HOA Fees	221
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand 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.