

# **\$675,000 - 37 Silverton Glen Gate Sw, Calgary**

MLS® #A2200027

**\$675,000**

5 Bedroom, 4.00 Bathroom, 1,414 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

Amazing opportunity for investors or buyers looking for help with the mortgage! This brand new end unit built by award winning Genesis Homes is completely finished from top to bottom and turn key. With a fully finished legal basement suite and a 2 car garage as there is almost nothing to do except move in or advertise for renters! The entire building is also for sale which means you can apply for the BMI loan through CMHC and put as little as 5% down with a 50 year mortgage on all 4 homes giving a total of 6 rental units! Located very conveniently at the entrance of Silverado, this very well upgraded townhome has tonnes of shopping, restaurants, schools and amenities within minutes! Easy access to Deerfoot and very close proximity to the new c-train station, this home is perfect for young families or professionals that want an easy commute downtown but the peace and tranquility of suburban living! The townhome is very well finished with upgraded cabinets, stainless steel appliances, 2 sets of laundry and large windows to let natural light flood in. This is one you truly need to see in person! Contact your favourite realtor and book your showing today!

Built in 2025

## **Essential Information**

MLS® #                   A2200027

Price                     \$675,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	37 Silverton Glen Gate Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5C4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Double Vanity, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	85
Zoning	R-Gm

**Listing Details**

Listing Office	eXp Realty
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