

# \$618,218 - 368 Silverado Drive Sw, Calgary

MLS® #A2256278

**\$618,218**

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

Welcome Home!! Step into comfort and style with this beautiful 2-storey home, ideally located in the sought after SW community of Silverado. A vibrant neighbourhood known for its family-friendly atmosphere and exceptional amenities.

Perfect for a growing family, this home features numerous recent upgrades, including FRESH PAINT, NEW carpet, a newer hot water tank, and a newer roof and siding—all within the last three years, offering peace of mind and move-in-ready convenience.

The main floor boasts a thoughtful layout with both a formal living room and a cozy family room, providing plenty of space for entertaining or relaxing. Upstairs, the spacious primary suite is your personal retreat, complete with a massive walk-in closet and a 4-piece en-suite bathroom. This combined with two other bedrooms makes it perfect for a growing family.

Outside your door, Silverado has everything you need: shopping, grocery stores, banks, restaurants, and public transit—all just minutes away. Families will appreciate the multiple schools nearby, with a brand-new high school currently under construction, adding even more value to this thriving community.

Don't miss your chance to own this charming and well-maintained home in one of



Calgary's most desirable neighbourhoods.  
Call your favourite real estate agent today to  
book a private tour "this one won't last  
long!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256278    |
| Price          | \$618,218   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,533       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 368 Silverado Drive Sw |
| Subdivision | Silverado              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 0G7                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | None                                          |
| Parking Spaces | 3                                             |
| Parking        | Double Garage Detached, On Street, Rear Drive |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Jetted Tub, No Animal Home, Vinyl Windows                              |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, |

|                 |                              |
|-----------------|------------------------------|
|                 | Washer                       |
| Heating         | Forced Air, Natural Gas      |
| Cooling         | None                         |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Gas, Living Room, Blower Fan |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-G                  |
| HOA Fees       | 210                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | AGRA Risk Realty |
|----------------|------------------|

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