

\$589,900 - 22 Silverado Plains Circle Sw, Calgary

MLS® #A2268399

\$589,900

5 Bedroom, 4.00 Bathroom, 1,334 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

Welcome to your net-zero home at 22 Silverado Plains Circle SW, nestled in the tranquil and family friendly community of Silverado. Perfectly positioned on a quiet street across from a charming neighbourhood playground, this beautifully updated detached home stands out with its modern design, thoughtful upgrades and energy efficient features. Boasting just under 2,000 sq.ft. of fully developed living space, this residence offers 5 bedrooms and 3.5 bathrooms with a walk-up basement, ideal for multi-generational living or investment potentials. The open concept main floor is filled with natural light and highlights a spacious kitchen with granite countertops, breakfast bar and views of the sunny backyard. Recent upgrades include fresh paint throughout, brand new carpet on all levels, a newer roof (2022) and newer hot water tank, ensuring both style and peace of mind. With a focus on sustainability and modern convenience, this home is equipped with a 6kW solar system valued over \$30,000, not only reduces the home's carbon footprint but also provides a consistent substantial revenue stream by selling surplus energy back to the grid. Upstairs, you'll find three comfortable bedrooms, including a serene primary suite complete with a private ensuite and walk-in closet and upgraded washer and dryer. Fully developed walk-up basement with separate entrance, complete with kitchenette, full bath and multi purpose rooms offering exceptional flexibility for extended family,



guests or future suite potential. Located in one of Calgary’s most sought after south communities, Silverado offers a perfect balance of comfort and convenience. Enjoy quick access to Spruce Meadows, Silverado Marketplace, Shawnessy Centre, scenic parks, walking trails and excellent schools—all with easy connections to Stoney Trail and Macleod Trail for effortless commuting. Experience the perfect combination of luxury, energy efficiency and community living in this move in ready home, where every detail is designed for modern comfort and long term value. Book your private showing today!

Built in 2008

Essential Information

MLS® #	A2268399
Price	\$589,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,334
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Silverado Plains Circle Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0G5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Paved

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.