



**252 Silverado Plains Park SW
Calgary, Alberta**

MLS # A2292326

\$529,900



Division:	Silverado		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,435 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Wooden Storage Racks In Garage, Bike Hook Storage In Garage, Garage Remote

ADDITIONAL \$10K PRICE IMPROVEMENTOPEN HOUSE SATURDAY MAY 2ND 2PM-4PM*** Welcome to effortless bungalow-style living in this beautifully designed main-level townhouse offering 1,435 sq ft, 3 bedrooms, 2 bathrooms, and a double attached garage with driveway, all for under \$530K! This bright, open-concept home is perfect for those seeking comfort, convenience, and low-maintenance living. The stunning kitchen is the heart of the home, highlighted by an impressive 11-foot quartz island, stainless steel appliances including a gas stove, and a walk-in pantry—ideal for cooking, entertaining, and everyday living. Hardwood and tile flooring run throughout the entire unit—no carpet anywhere, while heated tile floors in the kitchen, front entrance, and ensuite add an extra touch of luxury. The spacious living area features high ceilings, a cozy gas fireplace, and central A/C for year-round comfort. The primary suite offers a private retreat with a walk-in shower with bench, quartz counters with double sinks, and plenty of space to relax. Step outside to the south-facing extended patio, complete with floating tiles and a BBQ gas hookup—perfect for enjoying sunny afternoons or entertaining guests. Located in a pet-friendly complex with reasonable condo fees of \$390.41/month, this home offers true lock-and-leave convenience with snow removal and landscaping included. An ideal opportunity for empty nesters looking to downsize without sacrificing lifestyle, or for buyers who love the freedom to lock up and travel with peace of mind. It's only a few minutes drive from Silverado Marketplace featuring Sobeys, Anytime Fitness(24 hrs/day), Kildares Irish Pub, Poached YYC, Holy Grill and Shoppers Drug Mart. It also provides easy access to Stoney Trail and MacLeod Trail. Don't miss this exceptional

opportunity—schedule your viewing today!