



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

175 Silverado Plains Park SW
Calgary, Alberta

MLS # A2315162



\$519,900

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained townhouse in the sought-after community of Silverado, offering 1798 Sq. Ft. of thoughtfully designed living space and true pride of ownership throughout. Featuring TWO spacious primary bedrooms, each with its own private ensuite, this home offers an ideal layout for roommates, guests, families, or professionals seeking extra comfort and privacy. Step inside to discover soaring 14-ft ceilings in the living room and 9-ft ceilings throughout, creating a bright and airy atmosphere filled with natural light. The inviting living area features a cozy gas fireplace with elegant floating shelves, making it the perfect space to relax or entertain guests. A flexible lower-level room offers endless possibilities and can easily function as a home office, gym, media room, or guest space. The stylish kitchen is complete with quartz countertops, Legacy cabinetry, stainless steel appliances, a large centre island, and a walk-in pantry. Just off the kitchen, enjoy a spacious balcony with a BBQ gas hookup, perfect for entertaining or relaxing. The dining area easily accommodates a large table for hosting family and friends. Additional highlights include central A/C, a Kinetico water softener, custom light fixtures, ceiling fans, enhanced storage, and a developed double attached garage. Also located close to shopping, schools, pathways, Spruce Meadows, Fish Creek Provincial Park, and South Health Campus.