



**298 Silverado Plains Close SW
Calgary, Alberta**

MLS # A2328127



\$629,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Lawn, Level, Many Trees, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: shed

Curb appeal, major updates, and an unbeatable park-facing location — welcome to 298 Silverado Plains Close SW. Perfectly positioned on a corner lot directly across from a playground and walking paths, this beautifully maintained 2-storey home offers the kind of setting families love. The big-ticket work is already done, including new roof, siding, eaves, soffits, and 6 windows, all completed in 2022. Additional updates include central A/C, a new humidifier, hot water tank replaced in 2021, and a new furnace board, giving buyers added confidence from day one. The appliance updates are another major bonus: the stove is brand new, while the washer, dryer, microwave, and dishwasher are only approximately 8 months old. Inside, the open main floor is bright and inviting with 9 ft ceilings, hardwood floors, a cozy fireplace in the family room, spacious kitchen with island and breakfast bar, corner pantry, dining area, versatile front flex room ideal for a home office, kids’ space, or sitting room, and a convenient 2-piece bathroom. Upstairs features 3 bedrooms, upper-floor laundry for everyday convenience, a spacious primary suite with a 5-piece ensuite, plus two additional bedrooms connected by a Jack & Jill-style 4-piece bath. The finished basement expands the living space with a family room, office area, entertainment space, and storage. The private fenced yard features plenty of mature trees for added privacy, with room for kids, pets, summer BBQs, and outdoor living. The paved back lane and oversized insulated double detached garage provide excellent parking, storage, and everyday function. Located in the desirable community of Silverado, close to schools, shopping, pathways, parks, Spruce Meadows, transit, and major routes — this clean, move-in-ready home checks all the right boxes.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.