



GRASSROOTS
REALTY GROUP

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269 Silverado Way SW
Calgary, Alberta

MLS # A2329577



\$565,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub		

Inclusions: N/A

Welcome to this beautifully maintained home in the family-friendly community of Silverado, offering over 2,000 sq. ft. of developed living space designed for everyday comfort and functionality. From the moment you step inside, you'll appreciate the bright, open-concept layout, large windows that fill the home with natural light, and a floor plan that's perfect for both entertaining and everyday living. The kitchen is the heart of the home, featuring ample cabinetry, generous counter space, a large centre island, and seamless flow into the dining area and spacious living room. Recent updates include a new refrigerator (2025) and dishwasher (2024), making this space as functional as it is inviting. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry with washer and dryer updated in (2023). The permitted finished basement (2025) adds valuable living space with a large recreation room and an additional room with endless possibilities, while the bathroom has been roughed-in and is ready for your finishing touches. Step outside and enjoy the sunny, south-facing backyard, fully fenced with plenty of room for kids, pets, gardening, or summer BBQs. The newly built double detached garage (2024) provides secure parking and additional storage. Additional updates include the roof (2021) and furnace and hot water tank (2022), offering peace of mind for years to come. Located on a quiet street, you'll love being just minutes from schools, parks, playgrounds, walking paths, shopping, restaurants, Spruce Meadows, and offering quick access to Stoney Trail, Macleod Trail, and the Somerset-Bridlewood LRT Station. If you've been looking for a move-in ready home in a well-connected south Calgary community, this one is definitely worth a look.

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