



GRASSROOTS
REALTY GROUP

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45 Silverton Glen Way SW
Calgary, Alberta

MLS # A2330282



\$624,900

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,451 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Quartz Counters		

Inclusions: 9' main floor ceiling. 9' basement foundation walls. Urban Mountain architecture. Full yard landscaping. 9' x 11' rear deck with aluminum railing. Separate side entrance to basement. LVP flooring throughout main floor. Tile flooring in bathrooms. Custom cabinetry. Quartz countertops throughout. Heat recovery ventilation .system. premium spray foam attic insulation assembly. Rough-in gas line to kitchen stove and deck. 30-year shingles

Welcome to the Midtown 1 — a 1,452 sq. ft. semi-detached home in SW Calgary's new community of Silverton, priced at \$624,900. This 3-bed, 2.5-bath home features an upgraded kitchen, designer bathrooms, and double detached garage. Light-filled living spaces and a functional open layout make everyday living effortless. Includes full yard landscaping, rear deck and park fronting location. Step outside to Silverton's pathway network, parks, and nearby schools — everything a growing family needs. Move-in ready and waiting for you. Photos are representative.