

# **\$810,000 - 426 Silverado Boulevard Sw, Calgary**

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MLS® #A2210894

**\$810,000**

3 Bedroom, 4.00 Bathroom, 2,377 sqft

Residential on 0.11 Acres

Silverado, Calgary, Alberta

OPEN HOUSE \*\*\*\*\*CANCELED\*\*\*\*\* - FRIDAY  
AND SATURDAY (18/4 AND 19/4) FROM  
1PM TO 4PM BOTH DAYS.

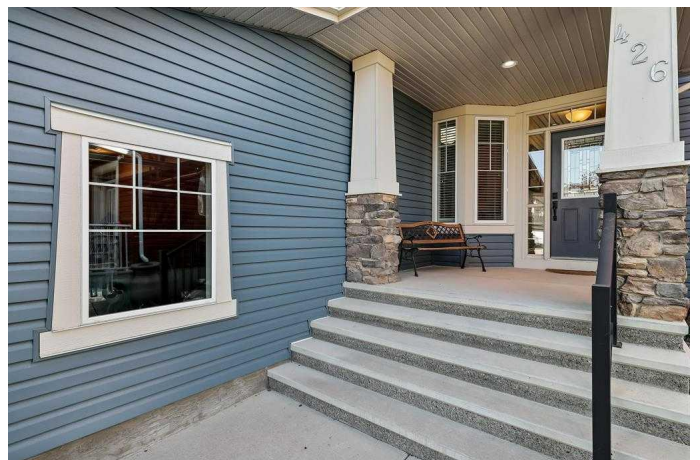
Welcome to a home where elegance meets  
everyday comfort in the sought-after  
community of Silverado.

Ideally located near top-rated schools, major  
routes, and premium amenities, this rare  
offering blends refined living with unbeatable  
convenience.

This beautifully appointed home offers over  
2,300 sq ft of refined living space with 3  
bedrooms, 3.5 bathrooms, a bonus room, and  
an oversized double garage. Upscale finishes  
and a professionally finished basement  
complete the thoughtfully designed layout.

Step inside to an expansive kitchen with stone  
countertops, a large island, and ample  
cabinetry—perfect for both daily living and  
entertaining. A private office room offers a  
quiet workspace, while oversized windows  
allow light to fill the open-concept living and  
dining areas. Elegant hardwood floors and a  
gas fireplace add warmth and elegance.

The fully carpeted upper level offers 3  
generously sized bedrooms, thoughtfully  
designed for comfort and tranquility. The  
primary bedroom serves as a serene retreat,  
complete with a cozy sitting area, a custom  
walk-in closet, and a 5-piece ensuite featuring



dual vanities and heated tile flooring â€” the perfect touch of comfort on chilly mornings. The 2 additional bedrooms are bright and spacious, each boasting oversized closets and an inviting sense of calm.

The finished basement, completed in 2023, offers modern versatility with 9 ft ceilings, soundproofing, built-in speakers, and a full bathroomâ€” and the open layout offers endless possibilities for customization. Over \$75,000 in upgrades make it a stylish extension of the home.

Step outside to a professionally landscaped backyard backing on to a scenic trail-a peaceful retreat. Whether you are sipping coffee under the Pergola or hosting friends for an evening soiree, this outdoor space offers comfort, privacy, and elegance year-round. Recent upgrades include fresh interior paint coat (2024), a high-efficiency furnace (2023), and re-stained deck (2024) which ensure that this home is as well-maintained as it is beautiful.

Offering effortless connectivity, this home provides easy access to Stoney Trail and Macleod Trail, with the Somerset C-Train Station just 5 minutes away, making daily commutes remarkably convenient. Ideally situated just minutes from Ron Southern School (Kâ€“6), Holy Child School (Kâ€“9), and the future Francophone (Kâ€“12) School, and a conveniently located bus stop for all the schools serving Silverado just steps from the front door, this home is perfectly suited for young families.

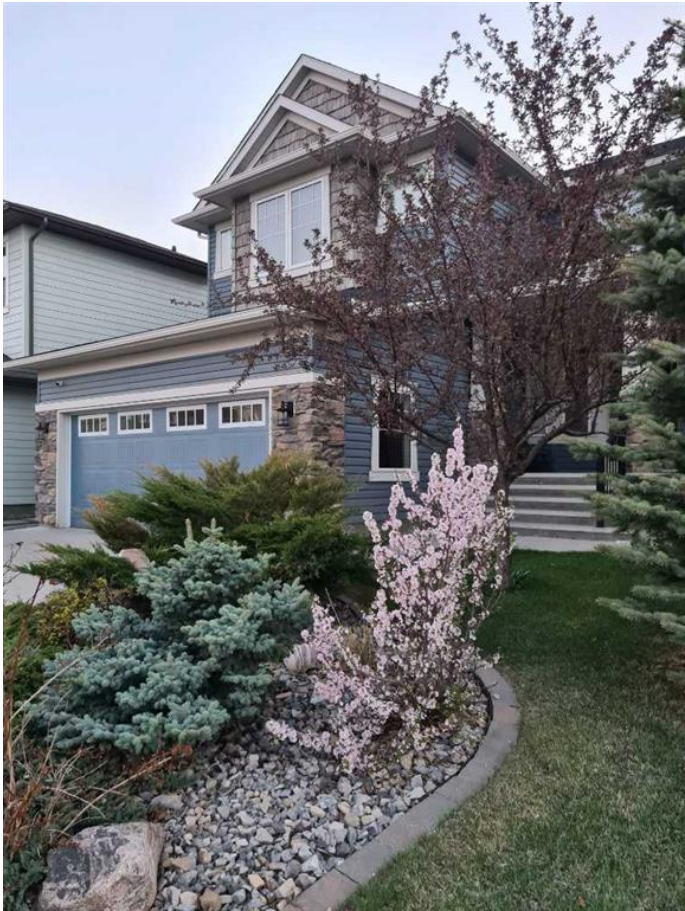
Just a short walk away, Silverado Marketplace offers upscale convenience with dining at Holy Grill, Churchâ€™s Chicken, and Kildares Pub, fitness options like HotShop Hot Yoga and Anytime Fitness, and essentials at Sobeys and

Shoppers Drug Martâ€”delivering a complete, elevated lifestyle.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210894    |
| Price          | \$810,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,377       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 426 Silverado Boulevard Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0N9                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Park       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Smart Home, Tankless |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Hot Water, Wired for Sound   |
| Appliances      | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Tankless Water Heater |
| Heating         | High Efficiency, In Floor, Forced Air  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room, Mantle   |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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