

# \$564,900 - 91 Silverado Plains Manor Sw, Calgary

MLS® #A2244515

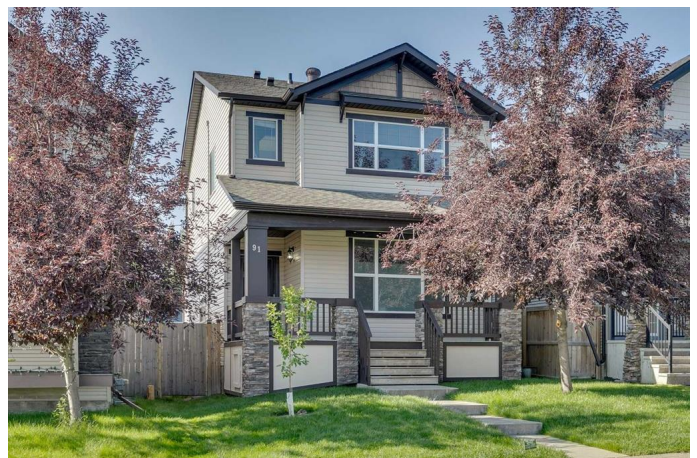
**\$564,900**

4 Bedroom, 4.00 Bathroom, 1,522 sqft  
Residential on 0.08 Acres

Silverado, Calgary, Alberta

\*\*\*\$10K PRICE IMPROVEMENT\*\*\***BRAND NEW MAIN LEVEL FLOORING\*\*OPEN HOUSE SUNDAY SEPTEMBER 21ST 2PM-4PM\*\*\*** Welcome to this beautifully maintained 2-storey detached home in the heart of Silverado, offering OVER 2,200 SQUARE FEET OF DEVELOPED SPACE with 4 BEDROOMS and 4 BATHROOMS for UNDER \$590K! Thoughtfully updated and move-in ready, this home features GRANITE COUNTERTOPS throughout, stainless steel appliances, and 9-FOOT CEILINGS on the main level. The inviting living room is anchored by a cozy gas fireplace, perfect for relaxing evenings.

The FULLY DEVELOPED BASEMENT offers additional versatile space, while the sunny south-facing backyard includes a two-tiered deck and storage shed—ideal for outdoor entertaining. Eco-conscious buyers will appreciate the 10 SOLAR PANELS on the roof, providing long-term energy savings. Recent updates include: BRAND NEW FLOORING ON MAIN LEVEL, roof shingles (2023), vinyl siding (2022), washer & dryer (2021), hot water tank (2023), and fresh paint on select upper and basement walls. Most appliances have also been replaced in recent years, adding to the home's appeal. Situated on a quiet street, just steps from a playground and a short walk to Ron Southern School (K-6), this family-friendly location is also close to two other schools and offers quick access to Stoney Trail and Macleod Trail. A



must-see in one of the most desirable communities in the south!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244515    |
| Price          | \$564,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,522       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 91 Silverado Plains Manor Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0G9                      |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                        |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 47               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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