

# \$589,900 - 91 Silverado Plains Manor Sw, Calgary

MLS® #A2244515

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,522 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

\*\*\*VIRTUAL OPEN HOUSE IG LIVE SUNDAY AUGUST 3RD 12:45PM-1PM\*\*\*IN-PERSON OPEN HOUSE SUNDAY AUGUST 3RD 1PM-3PM\*\*\* 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 shedâ€”ideal for outdoor entertaining. Eco-conscious buyers will appreciate the 10 SOLAR PANELS on the roof, providing long-term energy savings. Recent updates include: 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 (Kâ€“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	\$589,900
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	1
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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