



**GRASSROOTS**  
REALTY GROUP

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**118 Silverado Plains Park SW**  
**Calgary, Alberta**

**MLS # A2226169**



**\$500,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Rear Drive, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** All furniture including but not limited to window coverings, beds, bedside tables, tvs, couch, dining table & chairs

**\*\*\*IMPROVED PRICE, PRICED TO SELL FAST!\*\*\***A pristine, move-in-ready 3-storey townhouse offering style, function, and location in one of Calgary's most charming communities. This immaculately maintained home features 4 spacious bedrooms and 3.5 bathrooms, spanning nearly 1,730 sq ft of thoughtfully designed living space. Step inside and experience the open-concept main floor with rich hardwood flooring, designer lighting, and oversized windows that flood the space with natural light. The gourmet kitchen is complete with sparkling white quartz countertops, a central island with seating, stainless steel appliances, and full-height cabinetry &mdash; perfect for cooking, entertaining, and daily life. The generous living and dining areas seamlessly flow out onto a west-facing 2nd floor deck with a gas line, while the third-floor primary suite boasts a private east-facing balcony &mdash; ideal for enjoying morning sunrises with coffee in hand. Central air conditioning keeps things cool in summer, and the attached double car garage with rear-drive access ensures winter convenience. Additional highlights include: - Offered fully furnished - Immediate possession available - Bedroom and full bathroom on the ground level &mdash; ideal for guests or a home office - Quiet, family-friendly complex just steps from Ron Southern School - Quick access to Stoney Trail & Macleod Trail - Only minutes to shopping, transit, and the world-famous Spruce Meadows equestrian facility Whether you're a young family, first-time home buyer, or savvy investor, this Silverado townhouse is the whole package &mdash; move-in ready and full of thoughtful upgrades.