



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

146 Silverado Plains Circle SW
Calgary, Alberta

MLS # A2250388



\$585,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Open house 1-3 pm on September 01 ONE-SIDE NEIGHBOR | DOUBLE GARAGE | OPEN-CONCEPT FLOOR PLAN | WELL-MAINTAINED. Check out the 3D TOUR. Welcome to this bright SOUTH-facing home in Silverado, perfectly located on a quiet street with only ONE neighbor and open space on the other side! Big windows along the west-side staircase flood the home with natural light, making the entry warm and inviting. The main floor offers an OPEN-CONCEPT layout with a spacious kitchen, plenty of storage, and granite counters—extended to all bathrooms for a true touch of quality. French door opens to a large back deck overlooking the low-maintenance backyard. Upstairs offers a private primary suite with walk-in closet and ensuite, plus two more bedrooms. A double detached GARAGE adds practicality and value. UPGRADES feature: New paint Main and Upper (2025), Home & Garage roof and siding (2022), Carpet (2022), Dishwasher & washer & dryer(2021). Just a 3-minute walk to Ron Southern School, with playgrounds, bike paths, shopping, and transit nearby. Bright, private, and move-in ready!