



GRASSROOTS
REALTY GROUP

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

MLS # A2251858



\$479,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,870 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 457

LLD: -

Zoning: DC

Utilities: -

Inclusions: none

OPEN HOUSE 1-4PM SATURDAY SEPT 6TH AND SUNDAY SEPT 7TH. Welcome to this stunning 4-level split condo in the desirable community of Silverado! Offering a perfect blend of style, space, and functionality, this beautifully maintained home features 1800 square feet of multiple living levels, ideal for families, professionals, or investors. Enjoy a bright and open concept main living area with large windows, soaring ceilings, and modern finishes throughout. The well-appointed kitchen boasts stainless steel appliances, granite countertops, and a convenient eating bar, perfect for entertaining. Upstairs, you'll find two spacious bedrooms, including a primary retreat with ensuite bathroom and walk-in closet. The unique split-level design offers separation and privacy, with additional flex space for a home office, guest room, or workout area. A private attached garage, in-suite laundry, and ample storage add to the convenience of this move-in-ready home. Situated in a quiet, well-managed complex close to parks, schools, shopping, restaurants, and transit, this is a fantastic opportunity to enjoy the best of Southwest Calgary living. Low condo fees, pet-friendly policies, and great access to Stoney Trail and Macleod Trail make this a smart and stylish investment.