



**219 Silverado Plains Close SW  
Calgary, Alberta**

**MLS # A2293474**



**\$549,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Slab

**Features:** Kitchen Island, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** None

Welcome to 219 Silverado Plains Close SW, a 2-storey detached home located on a quiet street in the community of Silverado. Built in 2008, this property sits on a rectangular lot with back lane access and offers a functional layout suitable for everyday living. The main level features a comfortable living area, kitchen with ample cabinetry and workspace, and a dining area with access to the backyard. Upstairs you will find well-sized bedrooms along with a full bathroom. The finished basement provides additional living space suitable for recreation, work, or storage and includes a bathroom rough-in, offering potential for future development. This home also features a double detached garage with back lane access, providing convenient parking and storage. Appliances included are refrigerator, electric stove, dishwasher, microwave hood fan, washer, dryer, and window coverings. Exterior updates include a new roof and siding completed in 2022. The property is located close to parks, playgrounds, shopping, and other local amenities, with convenient access to major roadways.