



**229 Silverado Way SW  
Calgary, Alberta**

**MLS # A2303720**



**\$549,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 229 Silverado Way SW — a warm, beautifully maintained family home in one of Calgary’s most established and truly family-oriented communities. Silverado is known for its quiet streets, strong community spirit, and exceptional walkability, making it a favourite for growing families seeking comfort, convenience, and long-term value. From the moment you arrive, the charming curb appeal sets the tone: a welcoming facade, mature landscaping, and a sense of pride of ownership throughout. The backyard continues that feeling with a spacious, sun-filled yard, a lovely garden area, and plenty of room for kids, pets, and outdoor living. The detached double garage adds privacy, functionality, and extra storage — a highly sought-after feature in this part of the city. Families will appreciate the proximity to the Complexe scolaire francophone de Silverado, which includes both the École francophone Émile-Jacques-Lussier de Silverado and the École francophone secondaire de Silverado — a major advantage for anyone seeking high-quality French-language education in walking distance. Silverado also benefits from being surrounded by some of Calgary’s fastest-growing and best-planned new communities. This means residents enjoy the stability of an established neighbourhood plus the ongoing expansion of nearby amenities, parks, pathways, retail, and services — all contributing to rising long-term value and a vibrant, evolving environment. With its family-friendly atmosphere, excellent school access, strong community identity, and a home that has been lovingly cared for inside and out, 229 Silverado Way SW offers the perfect balance of comfort, lifestyle, and location. A wonderful opportunity for families looking to settle into a neighbourhood where they can truly grow.