

# \$509,900 - 197 Silverado Plains Park Sw, Calgary

MLS® #A2217141

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

Modern Townhouse in Silverado â€“ Stylish, Spacious & Move-In Ready! Discover comfort, style, and convenience in this beautifully maintained 4-bedroom, 2.5-bathroom townhouse located in the sought-after Hunter House complex in Silverado. Offering 1,737.4 SQFT of thoughtfully designed living space and a double attached side-by-side garage, this home combines suburban tranquility with city accessibility. Step inside to an open-concept main floor featuring sleek modern finishes, a spacious great room perfect for entertaining, and a cozy dining nook that opens onto one of two private balconiesâ€”ideal for enjoying your morning coffee or hosting summer BBQs. The chef-inspired kitchen is a true highlight, boasting quartz countertops, stainless steel appliances, a pantry, and plenty of cabinetry to keep your culinary essentials organized. Upstairs, youâ€™ll find 1 generous primary suite, with a walk-in closet and its own private ensuiteâ€”the perfect setup for families, roommates, or guests. Additional features include: 1. Total four (4 )parking spaces (garage + driveway) 2. Hardie board and brick exterior for durability and curb appeal 3. Tons of storage space throughout 4. Nestled in the heart of Silverado, you'll enjoy easy access to scenic walking trails, playgrounds, shops, and prestigious schools, including Dr. E.P. Scarlett High School. Commuting is a breeze with quick connections to Stoney Trail via Spruce Meadows Way and Macleod Trail via 194th



Avenue. 5. Lovingly cared for by the original owner, this home is truly move-in ready.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217141      |
| Price          | \$509,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,737         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 197 Silverado Plains Park Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 1Y9                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Visitor Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                                  |
| Heating           | Forced Air  |

|          |      |
|----------|------|
| Cooling  | None |
| Basement | None |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Lighting |
| Lot Description   | Back Lane, Landscaped                      |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Cement Fiber Board, Wood Frame      |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 3             |
| Zoning         | DC            |
| HOA Fees       | 221           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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