

# \$599,900 - 119 Silverado Drive Sw, Calgary

MLS® #A2235909

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.08 Acres

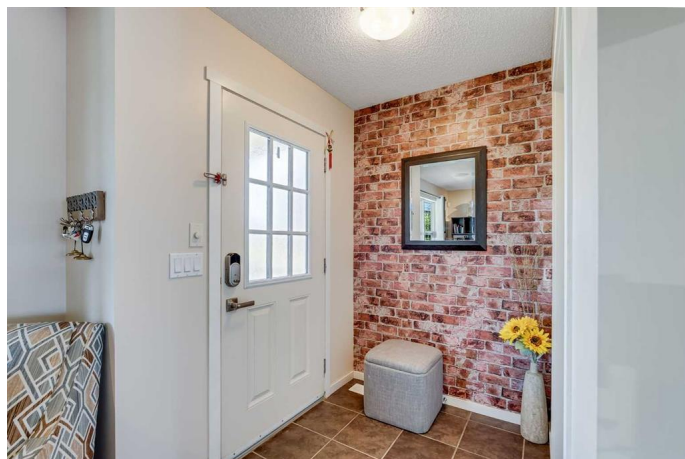
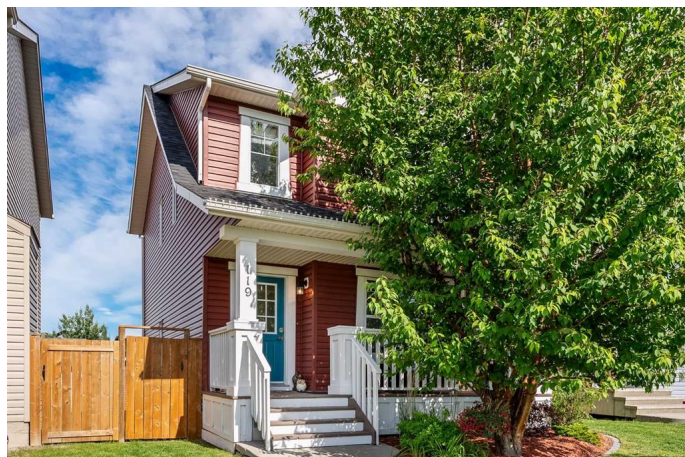
Silverado, Calgary, Alberta

Former "Homes by Avi" Showhome | Across from New Francophone K-12 School Opening Fall 2025 | Fully Finished Basement | 24' x 24' Garage | Central A/C | Open House July 5th 1:30-4:30pm

Fall in love with this beautifully upgraded, former Homes by Avi showhome—ideally located directly across from a green space and the brand new Francophone K-12 school opening Fall 2025 in the heart of Silverado.

This detached 2-storey home offers 3 bedrooms, 2.5 baths, and a fully finished basement. Step onto the welcoming covered front veranda and into a thoughtfully designed open-concept main floor, featuring gleaming hardwood, tile, and carpet flooring, designer paint, and custom window coverings throughout. The spacious living room is anchored by a cozy gas fireplace with elegant tile surround and a built-in TV niche, while the entertainer's kitchen boasts a large centre island, contemporary flat-panel cabinetry with under mount lighting, upgraded stainless steel appliances, and ample storage.

Enjoy summer in comfort with central air conditioning or entertain outdoors on the expansive 20' x 11' deck. Upstairs, you'll find a generous primary suite complete with a 4-piece ensuite and large walk-in closet, plus two additional bedrooms and a full bathroom. The fully finished



basement provides extra living spaceâ€”ideal for a rec room, gym, or home office.

This home is BUILT GREEN and loaded with features including a 92% high-efficiency furnace, Low-E windows, enhanced insulation system, low-flow water fixtures, central vacuum, in-ceiling speakers, and a complete built-in vacuum system.

Back lane access leads to the oversized 24â€™ x 24â€™ insulated double garage with over-height door and Wi-Fi enabled openerâ€”perfect for your vehicles and storage needs.

Located in a family-friendly community close to public transit, schools, shopping, Spruce Meadows, and scenic walking pathsâ€”this is a must-see opportunity!

Book your viewing today!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235909    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,374       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 119 Silverado Drive Sw |
| Subdivision | Silverado              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X0C4                 |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Community Gardens, Playground                |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached, Insulated, Oversized |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                        |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

### Listing Details

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