

# \$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
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

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