

# \$810,000 - 426 Silverado Boulevard Sw, Calgary

MLS® #A2210894

**\$810,000**

3 Bedroom, 4.00 Bathroom, 2,377 sqft  
Residential on 0.11 Acres

Silverado, Calgary, Alberta

OPEN HOUSE \*\*\*\*\*CANCELED\*\*\*\*\*- FRIDAY  
AND SATURDAY (18/4 AND 19/4) FROM  
1PM TO 4PM BOTH DAYS.

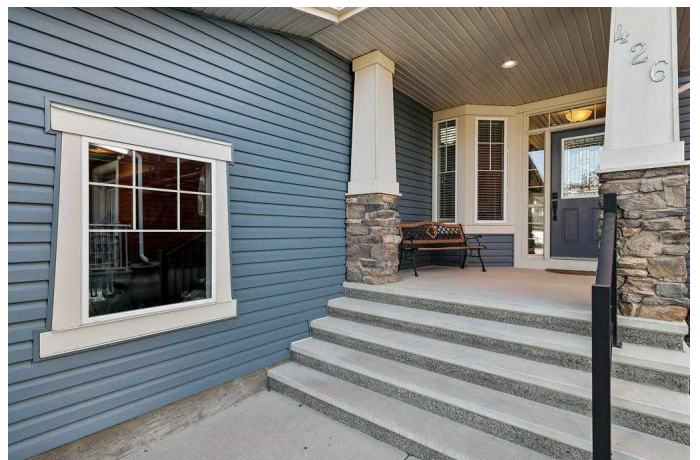
Welcome to a home where elegance meets  
everyday comfort in the sought-after  
community of Silverado.

Ideally located near top-rated schools, major  
routes, and premium amenities, this rare  
offering blends refined living with unbeatable  
convenience.

This beautifully appointed home offers over  
2,300 sq ft of refined living space with 3  
bedrooms, 3.5 bathrooms, a bonus room, and  
an oversized double garage. Upscale finishes  
and a professionally finished basement  
complete the thoughtfully designed layout.

Step inside to an expansive kitchen with stone  
countertops, a large island, and ample  
cabinetry—perfect for both daily living and  
entertaining. A private office room offers a  
quiet workspace, while oversized windows  
allow light to fill the open-concept living and  
dining areas. Elegant hardwood floors and a  
gas fireplace add warmth and elegance.

The fully carpeted upper level offers 3  
generously sized bedrooms, thoughtfully  
designed for comfort and tranquility. The  
primary bedroom serves as a serene retreat,  
complete with a cozy sitting area, a custom  
walk-in closet, and a 5-piece ensuite featuring



dual vanities and heated tile flooring â€” the perfect touch of comfort on chilly mornings. The 2 additional bedrooms are bright and spacious, each boasting oversized closets and an inviting sense of calm.

The finished basement, completed in 2023, offers modern versatility with 9 ft ceilings, soundproofing, built-in speakers, and a full bathroomâ€” and the open layout offers endless possibilities for customization. Over \$75,000 in upgrades make it a stylish extension of the home.

Step outside to a professionally landscaped backyard backing on to a scenic trail-a peaceful retreat. Whether you are sipping coffee under the Pergola or hosting friends for an evening soiree, this outdoor space offers comfort, privacy, and elegance year-round. Recent upgrades include fresh interior paint coat (2024), a high-efficiency furnace (2023), and re-stained deck (2024) which ensure that this home is as well-maintained as it is beautiful.

Offering effortless connectivity, this home provides easy access to Stoney Trail and Macleod Trail, with the Somerset C-Train Station just 5 minutes away, making daily commutes remarkably convenient. Ideally situated just minutes from Ron Southern School (Kâ€“6), Holy Child School (Kâ€“9), and the future Francophone (Kâ€“12) School, and a conveniently located bus stop for all the schools serving Silverado just steps from the front door, this home is perfectly suited for young families.

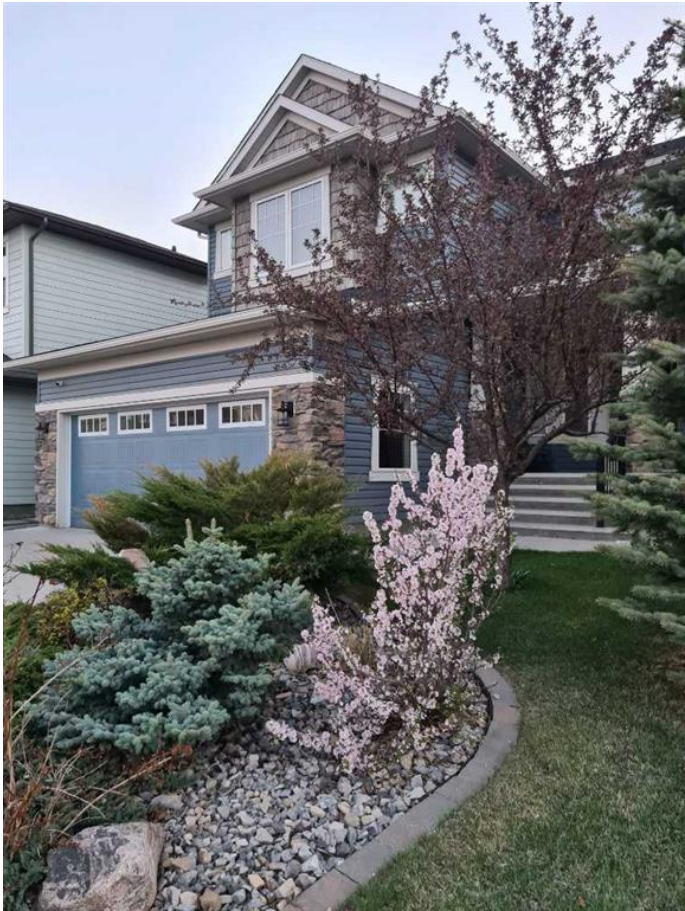
Just a short walk away, Silverado Marketplace offers upscale convenience with dining at Holy Grill, Churchâ€™s Chicken, and Kildares Pub, fitness options like HotShop Hot Yoga and Anytime Fitness, and essentials at Sobeys and

Shoppers Drug Martâ€”delivering a complete, elevated lifestyle.

Built in 2010

**Essential Information**

MLS® #	A2210894
Price	\$810,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,377
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



**Community Information**

Address	426 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0N9

**Amenities**

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Smart Home, Tankless
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	Hot Water, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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