

# **\$589,900 - 22 Silverado Plains Circle Sw, Calgary**

MLS® #A2268399

**\$589,900**

5 Bedroom, 4.00 Bathroom, 1,334 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

Welcome to your net-zero home at 22 Silverado Plains Circle SW, nestled in the tranquil and family friendly community of Silverado. Perfectly positioned on a quiet street across from a charming neighbourhood playground, this beautifully updated detached home stands out with its modern design, thoughtful upgrades and energy efficient features. Boasting just under 2,000 sq.ft. of fully developed living space, this residence offers 5 bedrooms and 3.5 bathrooms with a walk-up basement, ideal for multi-generational living or investment potentials. The open concept main floor is filled with natural light and highlights a spacious kitchen with granite countertops, breakfast bar and views of the sunny backyard. Recent upgrades include fresh paint throughout, brand new carpet on all levels, a newer roof (2022) and newer hot water tank, ensuring both style and peace of mind. With a focus on sustainability and modern convenience, this home is equipped with a 6kW solar system valued over \$30,000, not only reduces the home's carbon footprint but also provides a consistent substantial revenue stream by selling surplus energy back to the grid. Upstairs, you'll find three comfortable bedrooms, including a serene primary suite complete with a private ensuite and walk-in closet and upgraded washer and dryer. Fully developed walk-up basement with separate entrance, complete with kitchenette, full bath and multi purpose rooms offering exceptional flexibility for extended family,



guests or future suite potential. Located in one of Calgary's most sought after south communities, Silverado offers a perfect balance of comfort and convenience. Enjoy quick access to Spruce Meadows, Silverado Marketplace, Shawnessy Centre, scenic parks, walking trails and excellent schools—all with easy connections to Stoney Trail and Macleod Trail for effortless commuting. Experience the perfect combination of luxury, energy efficiency and community living in this move in ready home, where every detail is designed for modern comfort and long term value. Book your private showing today!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268399    |
| Price          | \$589,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,334       |
| Acres          | 0.07        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 22 Silverado Plains Circle Sw |
| Subdivision | Silverado                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 0G5                       |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Other                                        |
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Off Street, Parking Pad, Paved |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full                                                                                                                                    |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line, Other                   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 210                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.