

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

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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.

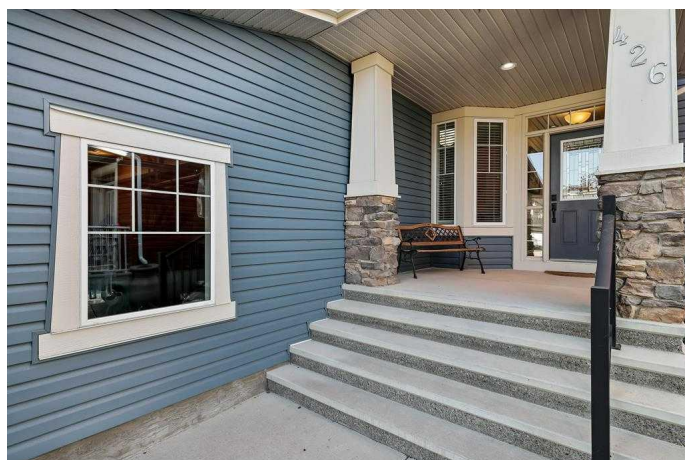
Welcome to a home where elegance meets  
everyday comfort in the sought-after  
community of Silverado.

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 – 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 bathroom – 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 (K-6), Holy Child School (K-9), and the future Francophone (K-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.

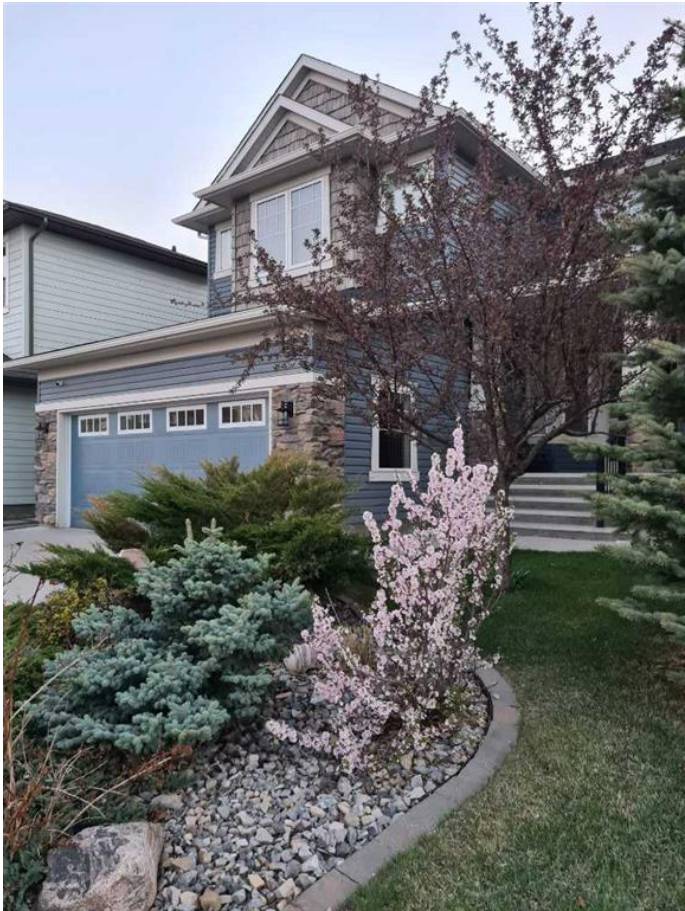
Just a short walk away, Silverado Marketplace offers upscale convenience with dining at Holy Grill, Church's Chicken, and Kildares Pub, fitness options like HotShop Hot Yoga and Anytime Fitness, and essentials at Sobeys and

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 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
|                 | 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 | 22               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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