

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

MLS® #A2235909

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.08 Acres

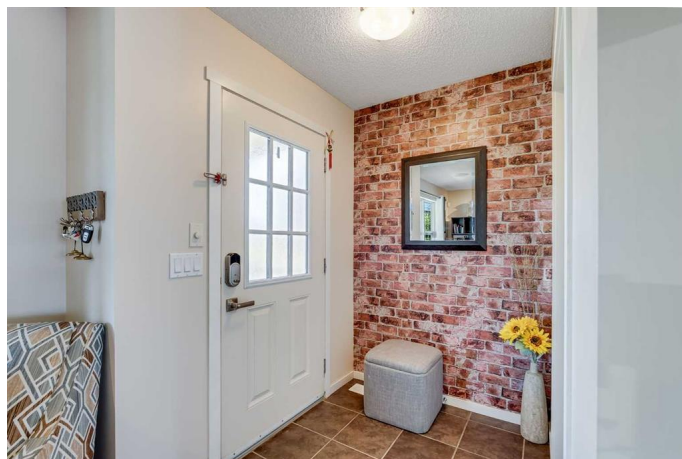
Silverado, Calgary, Alberta

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	2
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

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.