

# \$500,000 - 289 Silverado Plains Park Sw, Calgary

MLS® #A2209260

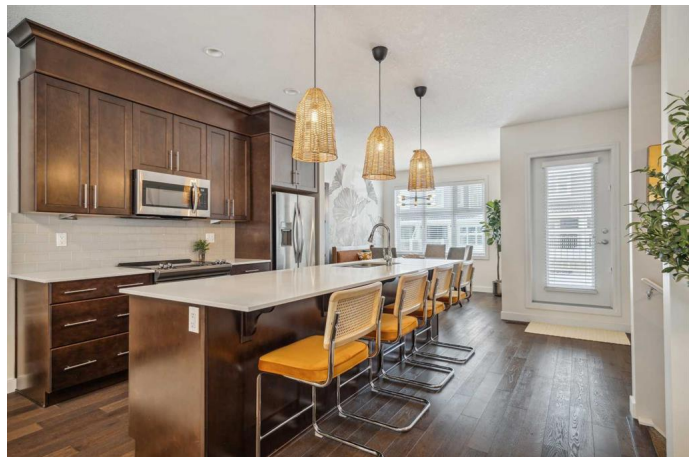
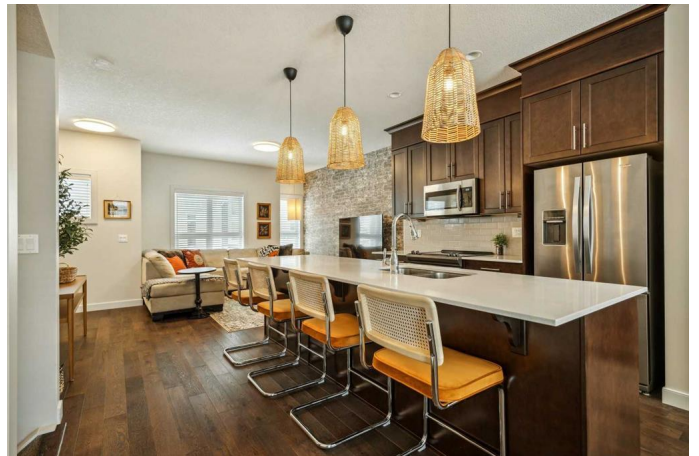
**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

Welcome to upscale living in the highly desirable Silverado community! This stunning townhome offers a sophisticated lifestyle within the well-regarded "Hunter House" complex, where pride of ownership is evident throughout. Step inside this spacious 1707 sq ft, 3-bedroom, 3-bathroom residence and discover a layout designed for modern living. The entry level presents a versatile flex room â€” ideal as a third bedroom with a cleverly integrated Murphy bed, a bright home office, or a private workout space. A convenient 2-piece bathroom and direct access to the large ATTACHED DOUBLE GARAGE are also found on this level. On to the main floor, a sun-drenched open-concept space featuring beautiful engineered hardwood floors. The gourmet kitchen is a true centerpiece, boasting sleek quartz countertops, stainless steel appliances, extended height cabinetry, and a massive 11-foot center island with ample seating for 5. A super-sized walk-in pantry provides exceptional storage. The adjacent dining area and living room are bathed in natural light, enhanced by amazing designer wallpaper that adds a touch of unique style. Enjoy effortless outdoor entertaining on the south-facing, partially covered balcony with a natural gas hookup, offering sunny exposure and shelter from the winds. The upper level is dedicated to tranquil bedroom suites. Discover TWO generously sized PRIMARY BEDROOMS, each a true sanctuary with its own private ensuite bathroom and a



substantial walk-in closet. The main primary bedroom also features a private balcony, perfect for enjoying a breath of fresh air. With 9-foot ceilings throughout, the entire home feels open and airy. "Hunter House" is a pet-friendly community (with a maximum of 2 dogs, 2 cats, or one of each, and no size restrictions!), featuring a beautifully maintained central green space with charming bridges, mature trees, and lush plantings â€” a true oasis of quiet and calm. Enjoy unparalleled convenience with extra parking for two vehicles on the driveway, plus visitor parking nearby. Located in a quiet pocket of Silverado, this townhome offers easy access to the ring road (Stoney Trail), making commutes a breeze. You'll also find yourself moments away from the world-renowned Spruce Meadows, numerous walking trails in the nearby reserve, and close to schools and shopping. Built with a high-end exterior of brick and hardi board, this townhome offers a quality of construction rarely found today. Don't miss this exceptional opportunity!

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209260      |
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,708         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 289 Silverado Plains Park Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 1Y8                      |

## Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash                                    |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2                                                               |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |
| Basement          | None                                                                                          |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance                                                      |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscape, Interior Lot |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Brick, Composite Siding                                                                      |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 23              |
| Zoning         | DC              |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

Listing Office

TREC The Real Estate Company

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