

197 Silverado Plains Park SW
Calgary, Alberta

MLS # A2217141



\$509,900

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,737 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Modern Townhouse in Silverado – Stylish, Spacious & Move-In Ready! Discover comfort, style, and convenience in this beautifully maintained 4-bedroom, 2.5-bathroom townhouse located in the sought-after Hunter House complex in Silverado. Offering 1,737.4 SQFT of thoughtfully designed living space and a double attached side-by-side garage, this home combines suburban tranquility with city accessibility. Step inside to an open-concept main floor featuring sleek modern finishes, a spacious great room perfect for entertaining, and a cozy dining nook that opens onto one of two private balconies—ideal for enjoying your morning coffee or hosting summer BBQs. The chef-inspired kitchen is a true highlight, boasting quartz countertops, stainless steel appliances, a pantry, and plenty of cabinetry to keep your culinary essentials organized. Upstairs, you’ll find 1 generous primary suite, with a walk-in closet and its own private ensuite—the perfect setup for families, roommates, or guests. Additional features include: 1. Total four (4)parking spaces (garage + driveway) 2. Hardie board and brick exterior for durability and curb appeal 3. Tons of storage space throughout 4. Nestled in the heart of Silverado, you'll enjoy easy access to scenic walking trails, playgrounds, shops, and prestigious schools, including Dr. E.P. Scarlett High School. Commuting is a breeze with quick connections to Stoney Trail via Spruce Meadows Way and Macleod Trail via 194th Avenue. 5. Lovingly cared for by the original owner, this home is truly move-in ready.