

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

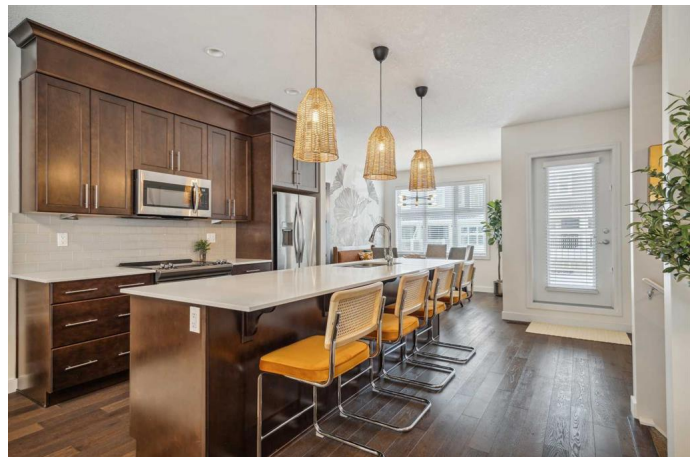
MLS® #A2209260

**\$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	20
Zoning	DC
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office

TREC The Real Estate Company

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.