

# \$740,000 - 438 Silverado Boulevard Sw, Calgary

MLS® #A2196153

**\$740,000**

3 Bedroom, 3.00 Bathroom, 2,011 sqft  
Residential on 0.11 Acres

Silverado, Calgary, Alberta

Welcome home to this well-loved and move-in-ready 3-bedroom, 2.5-bath gem in the highly sought-after community of Silverado! Offering over 2,000 sq. ft. of comfortable living space, this home is perfect for families looking for a thoughtfully cared-for property and incredible outdoor space.

Step inside to find a bright and inviting main level, featuring hardwood floors, a cozy living area with a gas fireplace, and a well-appointed kitchen with classic oak cabinets. The dining space is perfect for hosting family meals, and a convenient 2-piece bath and main-floor laundry add to the home's functionality.

Out back, garden lovers will rejoice! This private oasis boasts raised garden beds, a small greenhouse, and a composite deck, perfect for enjoying warm summer evenings while overlooking the peaceful green space.

Upstairs, the spacious bonus room offers flexibility for a TV room, home gym, or kids' play area. The primary suite is a true retreat, featuring a walk-in closet and a double-vanity ensuite for added luxury. Two additional well-sized bedrooms and a full bath complete the upper level. Additional features you'll appreciate: backs onto a green space with direct access to a private neighborhood pathway, double attached garage with a window and backyard access, updates completed include a new roof (2022), water



softener system (2022), added insulation (2022), new hot water tank (2022), central vacuum system with a handy kitchen toe-kick feature (last serviced in 2022), freshly cleaned vents (2024) for a healthier living environment. The unfinished basement with 9-ft ceilings is waiting for your creative touch and dream renovation.

Nestled in a family-friendly community, this home is walking distance to schools, parks, pathways, and essential amenities, with easy access to the Shawnessy train station for stress-free commuting.

Don't miss your chance to own this beautiful Silverado home!

Built in 2010

### Essential Information

MLS® #	A2196153
Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,011
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	438 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2X0N9

### Amenities

Amenities Other  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Other, Private Yard, Storage  
Lot Description Backs on to Park/Green Space, See Remarks  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 6th, 2025  
Days on Market 30  
Zoning R-G  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Bravo Realty

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