

\$670,000 - 42 Silverton Glen Gate Sw, Calgary

MLS® #A2118475

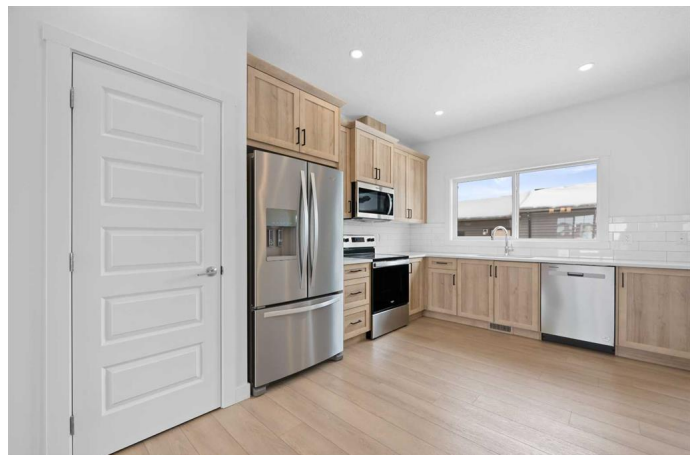
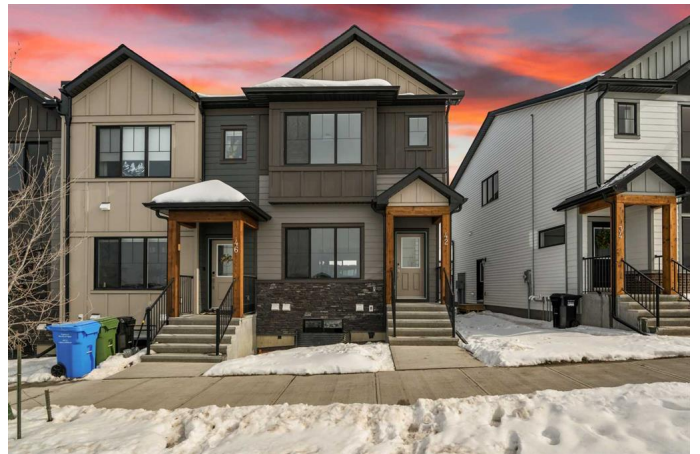
\$670,000

4 Bedroom, 4.00 Bathroom, 1,477 sqft

Residential on 0.06 Acres

NONE, Calgary, Alberta

Seize a prime investment opportunity or mortgage helper for a first-time homebuyer with this brand-new end unit by Genesis Homes. Standout features include two master bedrooms, each with an ensuite, a legal 2 Bed 1 Full Bath basement suite, and a 2-car detached garage. The home boasts upgraded cabinets, stainless steel appliances, two laundry areas, and large windows for natural light. Located at Silverado's entrance, the area offers easy access to shopping, dining, schools (Holy Child School, Ron Southern School), and amenities. It's close to Deerfoot Trail and the upcoming c-train station, perfect for those needing a quick commute downtown but prefer living in a quieter, suburban area. Genesis is building more of these units, giving you the option to own all 6 rental units. With the CMHC MLI loan option available for as low as 5% down on a 50-year mortgage. To see this property and learn about the investment opportunity, contact me and book a showing today. Don't miss out on this exceptional property in Silverado with Genesis Homes.



Built in 2023

Essential Information

MLS® #	A2118475
Price	\$670,000
Sold Price	\$660,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,477
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	42 Silverton Glen Gate Sw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5C4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 26th, 2024
Days on Market	27
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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.