

\$540,000 - 40 Silverton Glen Green Sw, Calgary

MLS® #A2134871

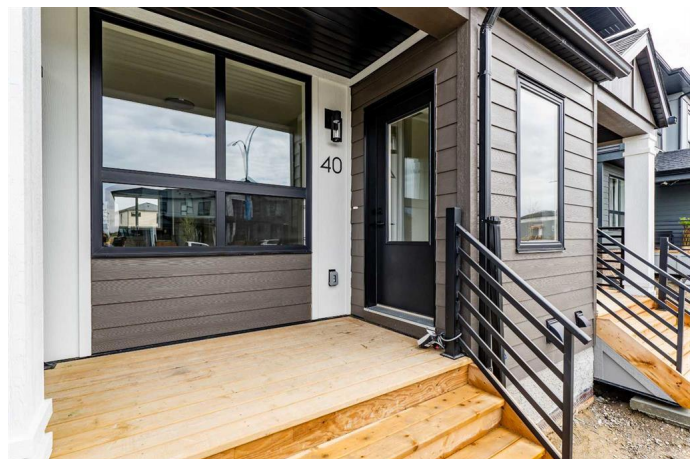
\$540,000

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.05 Acres

Silverado, Calgary, Alberta

Welcome to this BRAND NEW, UPGRADED TOWNHOME in the vibrant SW community of SILVERTON! This exquisite property COMES WITH WARRANTY and is available for IMMEDIATE POSSESSION, offering a sophisticated and contemporary living experience with NO CONDO FEES! With 3 BEDROOMS and 2.5 BATHROOMS, this home is perfect for modern family living. As you step inside, you'll be greeted by a refined ambiance highlighted by 9 ft knockdown ceilings and luxury vinyl plank flooring throughout the main living area. The open-concept floor plan seamlessly connects the living room, dining area, and a well-appointed kitchen, creating a perfect space for entertaining. The kitchen features sleek finishes, including quartz countertops, a beautiful solid colour tile backsplash, stainless steel appliances, a center island, and a corner pantry. The main floor also includes a convenient half bath. Upstairs, the primary bedroom boasts a walk-in closet and a private ensuite. Two additional bedrooms, another full bath, and a laundry room complete the upper level. The undeveloped basement offers an opportunity to customize the space to your own needs. Outside, this townhome offers a space to create a future detached garage while still maintaining a backyard, providing additional flexibility and outdoor enjoyment. Ideally located just off Macleod Trail and the Southwest Ring Road, providing easy access to dynamic playgrounds, parks, pathways, and



nearby amenities, including a future LRT station. Silverton is a perfect place to work, live, grow, and play. Don't miss out on this incredible opportunity to be a proud owner of this beautiful brand new home!

Built in 2024

Essential Information

MLS® #	A2134871
Price	\$540,000
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	40 Silverton Glen Green Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5B8

Amenities

Parking Spaces	1
Parking	Alley Access, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR 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.