

# \$809,999 - 30 Silverado Bank Circle Sw, Calgary

MLS® #A2229626

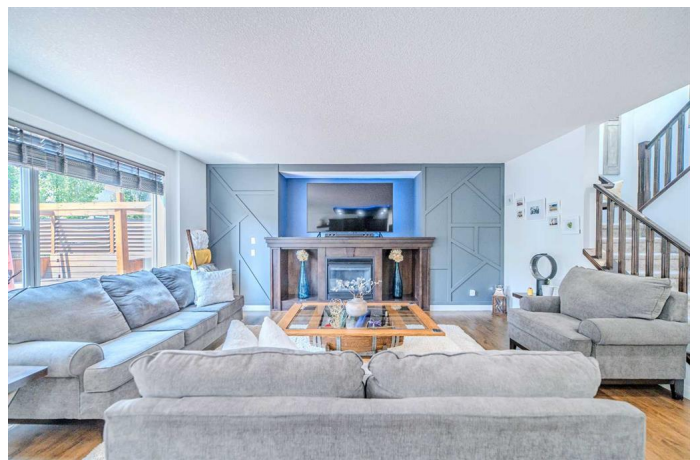
**\$809,999**

3 Bedroom, 3.00 Bathroom, 2,483 sqft  
Residential on 0.11 Acres

Silverado, Calgary, Alberta

**\*\*OPEN HOUSE Sunday Jun 15th: 1-4PM\*\***

Welcome to this beautifully maintained single-family home in the highly desirable community of Silverado. Located on a quiet street just steps from three schools, this impressive property offers nearly 2,500 square feet of finished living space with an additional nearly 1,000 square feet in the partially developed basement awaiting your personal touch. The two car garage is perfect sized for a family with multiple vehicles and the extended driveway provides added flexibility. This 3-bedroom, 2.5-bathroom home has been thoughtfully upgraded inside and out. The exterior features Allure LED smart outdoor lighting, an extended exposed aggregate driveway, an oversized deck complete with a built-in outdoor kitchen and custom privacy blinds—perfect for entertaining or relaxing with your family and friends in style. Inside you'll find a stunning custom kitchen featuring \$30,000 in renovations, including Calacattino quartz countertops with three waterfall edges, updated tile work, an oversized sink with built-in accessories including a soap dispenser, premium smart appliances, a WiFi-enabled oven and a gas stove. The main level is well lit with pot lights throughout and custom LED box lighting (with a wide range of colors to choose from). The primary level has premium Hardwood flooring throughout. The living room has a beautifully designed fireplace with a built-in TV enclosure and a spacious laundry room, pantry and entry. Upstairs, the



spacious primary suite offers a recently renovated ensuite complete with quartz countertops, dual upgraded sinks and faucets, LED heated mirrors, and an oversized glass-enclosed shower with elegant tiling. The home boasts a large bonus room great for lounging with the family and a spacious landing fantastic for a computer area. Additional highlights include newer carpet and interior paint (completed two years ago), central air conditioning, two furnaces, 9-foot ceilings on both the main floor and basement, and a fully finished and painted garage. The home comes equipped with a central vacuum system adding even more convenience to this well-optioned home. From the high-end finishes to the functional layout, this property is ideal for families looking to settle in one of Calgary's most sought-after neighborhoods. Don't miss your chance to call this Silverado gem your new home.

Built in 2010

**Essential Information**

MLS® #	A2229626
Price	\$809,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,483
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	30 Silverado Bank Circle Sw
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Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0L2

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior Features	Built-in Barbecue, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	219

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Comox Realty

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