17 Silverton Glen Bay SW

Calgary | Active | MLS® A2354318

$506,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,506 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

FIRST-TIME BUYERS, THIS ONE'S FOR YOU! Eligible first-time homebuyers can save up to 5% with the new federal GST rebate on qualifying new homes! Welcome to the Talo by Rohit Homes, a beautifully designed semi-detached home offering over 1,500 sq. ft. of thoughtfully planned living space in Silverton, one of southwest Calgary's exciting new communities. With 3 bedrooms, 2.5 bathrooms, a bright open-concept layout, and plenty of potential to grow into, this home offers an incredible opportunity to get into the market without compromising on space, style, or functionality.

Step inside and you'll appreciate the bright, welcoming atmosphere, where large triple-pane windows bring in an abundance of natural light and durable luxury vinyl plank flooring adds both style and practicality. The main floor is designed for everyday living, with an open-concept kitchen, dining area, and great room that flow seamlessly together. Whether you're hosting friends, gathering with family, or enjoying a quiet night in, there's room for it all! The kitchen features stone countertops, stainless steel appliances, a full tile backsplash, generous cabinetry, and plenty of workspace to make cooking and entertaining a breeze.

Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat with its own ensuite. Two additional bedrooms provide flexibility for a growing family, overnight guests, or a dedicated home office, while a second full bathroom completes the upper level. Plush carpeting adds warmth and comfort throughout. Downstairs, the undeveloped basement is a blank canvas with plenty of potential for future living space, whether you envision a recreation room, home gym, additional bedroom, or a space entirely your own, subject to applicable approvals.

Built with Rohit Homes' focus on quality and efficiency, this home includes triple-pane Low-E windows, a high-efficiency furnace, enhanced insulation, and thoughtfully selected finishes designed for year-round comfort. Outside, the inviting front porch is the perfect spot for your morning coffee or unwinding at the end of the day.

And let's talk about Silverton! Located in Calgary's growing southwest, this community offers the appeal of a brand-new neighbourhood with the convenience of established amenities nearby. Enjoy easy access to Macleod Trail and Stoney Trail, with shopping, restaurants, grocery stores, schools, and everyday essentials just minutes away in Shawnessy and Silverado. For those who love the outdoors, Fish Creek Provincial Park, Spruce Meadows, and nearby pathways and green spaces offer plenty of opportunities to explore. As Silverton continues to develop, there's even more to look forward to!

Want to experience the Talo for yourself? Visit the Rohit Homes showhome in Heartwood! Walk through the floorplan, explore the finishes, and discover how this thoughtfully designed home could work for you.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354318
Bedrooms	3

Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,506 sq. ft.
Main Level Finished Area:	726 sq. ft.
Upper Level Finished Area:	780 sq. ft.
Lot Area:	299 sq. ft.
Lot Frontage:	12'6¼"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	2611517
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Rohit Homes
New Constr.:	Yes
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Silverado
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 15'10" × 8'6" ·

Main Floor	Living Room · 18'7" × 13' ·
Main Floor	Kitchen · 13'2" × 8'4" ·
2nd Floor	Bedroom - Primary · 12' × 11'9" ·
2nd Floor	Bedroom · 10'8" × 8'5" ·
2nd Floor	Bedroom · 10'11" × 8'4" ·
2nd Floor	Flex Space · 8'1" × 8' ·
2nd Floor	Laundry · 5'6" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Rain Gutters
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-Gm
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/17-silverton-glen-bay-sw-calgary-a2354318/

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