216 Silverado Range Heights SW

Calgary | Active | MLS® A2354440

$600,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**2,340.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Discover the perfect blend of style, space, and everyday comfort at 216 Silverado Range Heights SW! Nestled in Calgary's sought-after community of Silverado, this beautifully designed two-storey home offers an exceptional opportunity to enjoy spacious family living in a welcoming neighbourhood. Featuring 3 BEDROOMS, 2.5 BATHROOMS, a MAIN-FLOOR OFFICE, SPACIOUS BONUS ROOM, ADDITIONAL DEN, and DOUBLE ATTACHED GARAGE, this thoughtfully designed home combines modern comfort with the flexibility and functionality to suit your lifestyle.

Step inside to a bright and inviting OPEN-CONCEPT MAIN FLOOR, where the kitchen, dining area, and living room flow seamlessly together, creating an ideal setting for everyday living and entertaining. The spacious living room features a stylish FIREPLACE, adding warmth and character to the space. The well-appointed kitchen offers generous cabinetry, ample counter space, and a functional layout that makes meal preparation effortless. The adjoining dining area provides a welcoming space for family meals and gatherings. A dedicated MAIN-FLOOR OFFICE offers a comfortable workspace, while a convenient two-piece bathroom and main-floor laundry with washer and dryer complete this level.

Upstairs, discover three generously sized bedrooms, including a spacious PRIMARY RETREAT WITH A PRIVATE 4-PIECE ENSUITE AND WALK-IN CLOSET. Two additional bedrooms share a well-appointed five-piece bathroom, offering plenty of room for family or guests. The SPACIOUS UPPER-LEVEL BONUS ROOM provides a comfortable secondary living area, perfect for movie nights or relaxing with family, while an additional den offers versatility for a study area, home office, or hobby space.

Step outside to enjoy the SPACIOUS BACKYARD, an inviting setting for summer barbecues, outdoor entertaining, or simply unwinding at the end of the day. The DOUBLE ATTACHED GARAGE provides secure parking, additional storage, and year-round convenience.

Experience the lifestyle of living in SILVERADO, a welcoming southwest Calgary community surrounded by beautiful parks, playgrounds, scenic walking pathways, and convenient access to schools, shopping, and restaurants. Located just minutes from Spruce Meadows and the Shawnessy shopping district, with easy connections to Stoney Trail, Macleod Trail, and public transit, this location offers an exceptional balance of peaceful suburban living and city convenience. Discover everything this wonderful community has to offer and make this beautiful home your own. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354440
Bedrooms	3
Bathrooms	3

Year Built	2006
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:	2,340.3 sq. ft.
Main Level Finished Area:	1,007.01 sq. ft.
Upper Level Finished Area:	1,333.3 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,584 sq. ft.
Lot Frontage:	30'5"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2006 (Age: 20)
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:	0613430
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$210.00
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Silverado
Amenities:	None

Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 15'8" × 13' ·
Main Floor	Living Room · 15' × 13'4" ·
Main Floor	Dining Room · 11'3" × 9'10" ·
Main Floor	Office · 9'10" × 9'5" ·
Main Floor	Laundry · 5'8" × 5'3" ·
2nd Floor	Bedroom - Primary · 15'2" × 12'4" ·
2nd Floor	Walk-In Closet · 12'4" × 6'3" ·
2nd Floor	Family Room · 15'9" × 14'7" ·
2nd Floor	Den · 13'3" × 10'1" ·
2nd Floor	Bedroom · 14'9" × 9'3" ·
2nd Floor	Bedroom · 12'7" × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S

Zoning:	R-2M
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/216-silverado-range-heights-sw-calgary-a2354440/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.