243 Silver Spruce Grove SW

Calgary | Active | MLS® A2313872

$824,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**2,237.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

So many BONUS UPGRADES and a MASSIVE PRICE REDUCTION in this custom home!! 2 Bedroom legal suite, already licensed for short or long term rental / Custom window treatments and automated roller shades / High performance AC / Custom patio and decking / Interior upgrades throughout / Hardi board exterior / Wetland and pathway backing / Over 3,000 square feet of developed living space / No front facing neighbours / Open concept layout / South facing yard and greenbelt

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2313872
Bedrooms	5
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,237.23 sq. ft.
Main Level Finished Area:	964.33 sq. ft.
Upper Level Finished Area:	1,272.9 sq. ft.
Below Grade Finished Area:	871.74 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No

Lot Area:	3,121 sq. ft.
Lot Frontage:	29'5"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2312117
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$210.00
City Quadrant:	Southwest
Community:	Silverado
Amenities:	None
Appliances:	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15'10" × 12'8" ·
Main Floor	Kitchen · 16' × 14'10" ·
Main Floor	Dining Room · 9'11" × 7' ·
Main Floor	Pantry · 8'10" × 5'7" ·
Main Floor	Office · 11'6" × 8'10" ·
2nd Floor	Bonus Room · 17'5" × 14'6" ·
2nd Floor	Bedroom - Primary · 14'9" × 12'7" ·
2nd Floor	Walk-In Closet · 10'2" × 6'11" ·
2nd Floor	Bedroom · 15'5" × 13' ·
2nd Floor	Bedroom · 13'10" × 11'8" ·
2nd Floor	Laundry · 7'10" × 5'1" ·
Basement	Living Room · 13'9" × 10'3" ·
Basement	Eat in Kitchen · 14'6" × 11'7" ·

Basement	Bedroom · 12'4" × 10' ·
Basement	Bedroom · 11'7" × 9'10" ·
Basement	Storage · 5'11" × 3'3" ·
Basement	Furnace/Utility Room · 11'7" × 9'10" ·
Basement	Laundry · 4' × 3'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Deck, Porch, See Remarks
Lot Features:	No Back Lane, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	May 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/243-silver-spruce-grove-sw-calgary-a2313872/

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