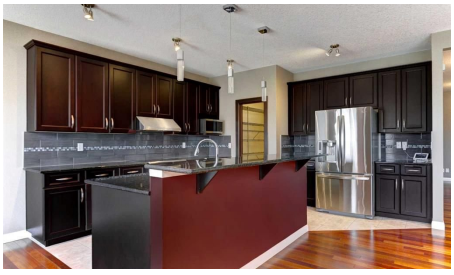
# 406 Silverado Boulevard SW

Calgary | Active | MLS® A2335682

**$799,500**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2011** | **2,754.97 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Welcome to the perfect family home offering the highly sought-after layout of three bedrooms upstairs with bonus room, a fully finished basement, & a prime west-facing backyard backing onto a linear green space & pathway. The heart of the home is the spacious island kitchen, complete with granite countertops, an eating bar, abundant cabinetry & counter space, & a convenient walk-through pantry. Rich hardwood flooring flows throughout the main level, which also features a private home office, a generous dining area, & an inviting living room anchored by a striking gas fireplace with a floor-to-ceiling tile surround. Upstairs, the vaulted bonus room provides the perfect space for family movie nights or a children's play area. The oversized primary retreat offers a walk-in closet & a spacious ensuite with dual sinks, while two additional generously sized bedrooms provide plenty of room for a growing family. A small flex room with a sink is perfect as a craft room or it could be turned into an upper laundry. The fully finished basement expands your living space with a home theatre, gym area, an additional bedroom with a walk-in closet, a full bathroom, & exceptional storage. Step outside to enjoy the west-facing backyard overlooking the linear green space & pathway, offering direct access to the Catholic K-9 school in one direction & the public K-6 school in the other-a location that's hard to beat for families. Additional highlights include a double attached garage & recent updates such as shingles & hot water tank (2021), central air conditioning, & a new dishwasher. Ideally located just minutes from Silverado Marketplace, with Sobeys, Anytime Fitness, HotShop, Kildares Irish Pub, Poached YYC, & Shoppers Drug Mart, plus quick access to both Stoney Trail & Macleod Trail, this exceptional home offers the perfect combination of space, convenience, & family-friendly living. Welcome home!!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2335682 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2011 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,754.97 sq. ft. |
| **Main Level Finished Area:** | 1,260.87 sq. ft. |
| **Upper Level Finished Area:** | 1,494.1 sq. ft. |
| **Below Grade Finished Area:** | 1,200.51 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,660 sq. ft. |
| **Lot Frontage:** | 40'7¾" |
| **Front Exposure:** | East |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2011 (Age: 15) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0911854 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level, Upper Level |
| **HOA Fee:** | $210.00 |
| **City Quadrant:** | Southwest |
| **Community:** | Silverado |
| **Amenities:** | None |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| **Inclusions:** | TV Wall Mount, Extra Stove Glass Top, Pergola, Garage Shelving, Projector |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 14'2" × 13'10" · |
| **Main Floor** | Dining Room · 12'2" × 11'11" · |
| **Main Floor** | Living Room · 19'8" × 16'10" · |
| **Main Floor** | Office · 10' × 10' · |
| **Main Floor** | Laundry · 13'10" × 7'10" · |
| **2nd Floor** | Bonus Room · 18'9" × 14'1" · |

| | |
|---|---|
| **2nd Floor** | Bedroom - Primary · 16'8" × 13'3" · |
| **2nd Floor** | Bedroom · 15'8" × 12'5" · |
| **2nd Floor** | Bedroom · 13'6" × 12' · |
| **2nd Floor** | Laundry · 8'9" × 4'11" · |
| **Basement** | Game Room · 27'11" × 18'8" · |
| **Basement** | Den · 10'11" × 6'8" · |
| **Basement** | Bedroom · 10'9" × 10'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-G |
| **Listed Date:** | Aug 07, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-silverado-boulevard-sw-calgary-a2335682/

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

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