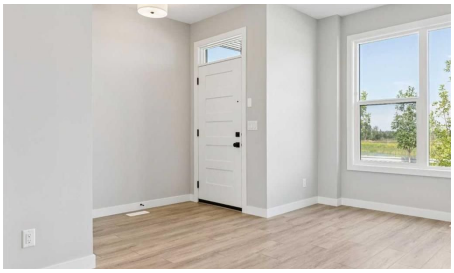
45 Silverton Glen Way SW

Calgary | Active | MLS® A2330282

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2024**	**1,451.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Welcome to the Midtown 1 - a 1,452 sq. ft. semi-detached home in SW Calgary's new community of Silverton, priced at $624,900. This 3-bed, 2.5-bath home features an upgraded kitchen, designer bathrooms, and double detached garage. Light-filled living spaces and a functional open layout make everyday living effortless. Includes full yard landscaping, rear deck and park fronting location. Step outside to Silverton's pathway network, parks, and nearby schools - everything a growing family needs. Move-in ready and waiting for you. Photos are representative.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330282
Bedrooms	3
Bathrooms	3
Year Built	2024
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:	1,451.23 sq. ft.
Main Level Finished Area:	715.83 sq. ft.
Upper Level Finished Area:	735.4 sq. ft.
Lot Area:	2,497 sq. ft.
Lot Frontage:	21'11"
Front Exposure:	Northeast

Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
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:	2310962
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Cardel Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Silverado
Appliances:	Dishwasher, Electric Cooktop, Electric Oven, Microwave
Inclusions:	9' main floor ceiling. 9' basement foundation walls. Urban Mountain architecture. Full yard landscaping. 9' x 11' rear deck with aluminum railing. Separate side entrance to basement. LVP flooring throughout main floor. Tile flooring in bathrooms. Custom cabinetry. Quartz countertops throughout. Heat recovery ventilation .system. premium spray foam attic insulation assembly. Rough-in gas line to kitchen stove and deck. 30-year shingles
Restrictions:	Easement Registered On Title, Restrictive Use Clause, Utility Right Of Way
Main Floor	Dining Room · 13'1" × 10'10" ·
Main Floor	Family Room · 15' × 12'2" ·
Upper Level	Bedroom - Primary · 13'6" × 11'9" ·
Upper Level	Bedroom · 10'8" × 9'4" ·
Upper Level	Bedroom · 10'8" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bathroom Rough-in, Quartz Counters
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary

Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-silverton-glen-way-sw-calgary-a2330282/

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