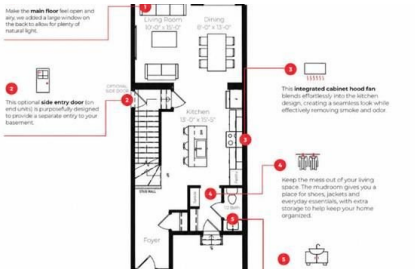
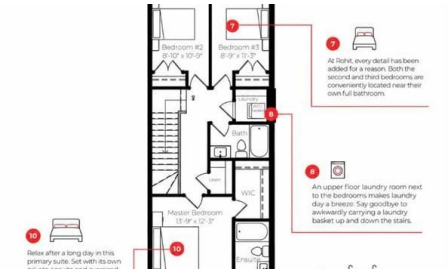
89 Silverton Glen Landing SW

Calgary | Active | MLS® A2354332

$489,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,445 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

FIRST-TIME BUYERS, THIS ONE'S FOR YOU! Eligible first-time homebuyers could save up to 5% with the new federal GST rebate on qualifying new homes! Introducing The Cove by Rohit Homes, a BRAND-NEW floorplan offering 1,445 sq. ft. of thoughtfully designed living space in Silverton, one of southwest Calgary's exciting new communities. With 3 bedrooms, 2.5 bathrooms, a single attached garage, and an innovative layout that maximizes every square foot, this home delivers style, functionality, and incredible potential!

Step inside to a bright, open-concept main floor featuring 9' ceilings, large windows, and durable luxury vinyl plank flooring. The kitchen is a standout with quartz countertops, stainless steel appliances, full tile backsplash, integrated cabinet hood fan, central island with seating, and a dedicated pantry. The spacious dining and living areas flow seamlessly together, creating the perfect setting for entertaining or everyday living. Thoughtful touches include a mudroom with built-in bench for extra storage and a tucked-away powder room with a modern floating vanity.

Upstairs, the primary retreat features an oversized walk-in closet and private ensuite with dual vanities and LED mirrors. Two additional bedrooms, a full bathroom, convenient upper-floor laundry with stacked washer and dryer, and linen storage complete this functional layout. The undeveloped basement offers future development potential, subject to applicable approvals.

Built for Alberta living, The Cove includes triple-pane Low-E windows, a high-efficiency furnace, and enhanced insulation for year-round comfort and efficiency. The 12' x 22' single attached garage provides secure parking and storage, with an additional driveway parking space. An inviting front porch adds charm, while an optional side entrance and rear deck offer additional possibilities, subject to availability.

LOCATION, LOCATION, LOCATION! Silverton offers the excitement of a growing southwest Calgary community with established amenities close by. Enjoy convenient access to Macleod Trail and Stoney Trail, shopping, restaurants, schools, and everyday essentials in nearby Shawnessy, Silverado, and Somerset. The Somerset-Bridlewood CTrain station, YMCA, Spruce Meadows, and Fish Creek Provincial Park are all within easy reach. With planned parks, pathways, and future amenities, Silverton is a fantastic place to put down roots!

Want to learn more? Visit the Rohit Homes showhome in Heartwood to explore the builder's finishes and discover what makes The Cove such an exciting opportunity.

A brand-new floorplan, attached garage, thoughtful design, a growing community, and potential GST savings for eligible first-time buyers - welcome to The Cove!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354332

Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
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:	1,445 sq. ft.
Lot Area:	1,929 sq. ft.
Lot Frontage:	19'8"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
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, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Rohit Homes
New Constr.:	Yes
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Silverado
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Architectural Guidelines
Main Floor	Living Room · 15' × 10'10" ·

Main Floor	Dining Room · 13' × 8' ·
Main Floor	Kitchen · 15'5" × 13' ·
Upper Level	Bedroom · 10'9" × 8'10" ·
Upper Level	Bedroom · 11'3" × 8'9" ·
Upper Level	Bedroom - Primary · 13'9" × 12'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Rectangular Lot
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/89-silverton-glen-landing-sw-calgary-a2354332/

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