

# \$550,000 - 94 Silverton Glen Gate Sw, Calgary

MLS® #A2255274

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,501 sqft  
Single Family on 0.04 Acres

Silverado, Calgary, Alberta

Welcome to this stunning 2023-built home, offering modern comfort, smart technology, and an UNBEATABLE LOCATION! The open-concept main floor is perfect for everyday family living and entertaining-the kitchen island is ready to be the center of every gathering. Neutral, inviting finishes throughout the home make it easy to add your own style. Upstairs, youâ€™ll appreciate the convenience of a dedicated LAUNDRY ROOM (with linen shelving), a walk-in closet, and a versatile NOOKâ€”ideal for working from home. Finally, a townhouse with its own yardâ€”FRESHLY SODDED, too! The rear double detached garage is roughed-in for an EV charger, perfect for eco-conscious buyers. Premium upgrades elevate this home, including a full Nest Smart Home security system with window and door sensors, a video doorbell, and mobile phone access for peace of mind anywhere. And the best part? NO CONDO FEES! This home is ideally located just minutes from schools, daycares, and preschools, and only a 5-minute drive to Spruce Meadows- for equestrian events, the Christmas Market, or Cavalry FC soccer matches. NEARBY, enjoy scenic walking and biking paths around the pond, or spend time at the neighbourhood playgrounds. A new commercial development is on the way, bringing plenty of AMENITIES right to YOUR DOORSTEP. Until then, Macleod Trail has everything you need within 5 MINUTES. Plus, quick access to STONEY TRAIL and 194th



Ave makes COMMUTING or weekend trips to the mountains a breeze. Donâ€™t miss your chance to make this beautiful townhome yours- in time for the holidays! (id:6289)

Built in 2023

**Essential Information**

Listing #	A2255274
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,501
Acres	0.04
Year Built	2023
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	94 Silverton Glen Gate Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X5C4

**Amenities**

Amenities	Playground, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave
Heating	Forced air
Cooling	None
# of Stories	2

**Exterior**

Exterior Features    Lawn  
Foundation            Poured Concrete

## Listing Details

Listing Office            CIR Realty



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