

**329 Silverado Plains Circle SW**  
**Calgary, Alberta**

**MLS # A2209897**



**\$599,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window coverings are the window blinds only

Good starter home or investment property. Welcome to this well kept 2 story single family home in popular Silverado. It features double oversized garage, large front covered porch, 9&rsquo; ceiling and vinyl flooring throughout the main floor, gas fireplace with mantle, quartz counter top in the kitchen, and stainless steel appliances. The premium roof shingles, vinyl sidings, fascia, eavestrough, and downspouts were replaced in 2021. Upper floor has 3 good size bedrooms, all with walk in closet, master bedroom with large windows and 4 pieces ensuite. Main floor with large and sunny living room, gas fireplace with tile surround and built in cabinets, spacious kitchen and dining area, locker and bench at the back entrance, and large deck. It also has a large backyard, fully fenced and nicely landscaped. It closes to school, shopping, playground, and easy access to major roads. \*\* 329 Silverado Plains Circle SW \*\*