

\$599,000 - 86 Silverado Range Heights Sw, Calgary

MLS® #A2256655

\$599,000

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.09 Acres

Silverado, Calgary, Alberta

This spacious semi detached family residence is perfectly positioned in a premium, CHILD FRIENDLY LOCATION within close proximity to a variety of amenities and natural beauty. Just steps away, you'll find extensive pathways, parks, and playgrounds, providing countless opportunities for outdoor enjoyment. Just a short walk to the LRT, the YMCA and nearby shopping centers - everything you need is only minutes away. The family neighbourhood of Silverado has all levels of schools and provides quick easy access to the Rocky Mountains. The home has three generously sized bedrooms, including a king sized primary suite designed for relaxation, with a luxurious ensuite bathroom and an expansive walk in closet. A standout feature is the spacious bonus room on the second floor, complete with a vaulted ceiling, offering versatility for a play area, home office, or additional living space. The main floor is bright and inviting, featuring a large kitchen that flows seamlessly into the family room, also with a vaulted ceiling. Meal preparation is a pleasure with the newer, modern stainless steel appliances and a walk through pantry that enhances functionality. The dining area is large enough to accommodate gatherings with ease. This home is MOVE IN READY, with a newly replaced roof, fresh LVP flooring, an abundance of windows that bathe the interior in natural light and the attached double garage provides ample space for vehicles and storage.



Built in 2006

Essential Information

MLS® #	A2256655
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	86 Silverado Range Heights Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0B8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	9
Zoning	R-2M
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.