

# \$455,000 - 2408, 155 Silverado Skies Link Sw, Calgary

MLS® #A2224764

**\$455,000**

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

Discover this beautiful 3-bedroom townhouse in the charming community of Silverado, offering an inviting open floor plan perfect for modern living. The well-appointed kitchen features crisp white cabinetry, a functional island, and ample counter space, ideal for both everyday meals and culinary adventures. A distinct eating area, separate from the main living space, provides a wonderful setting for intimate family dinners or lively entertaining. The spacious living room spans the entire rear of the home, offering direct access to a private patio – perfect for outdoor relaxation. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite, as well as an additional 4-piece main bath for the kids or guests to use. The undeveloped basement presents a fantastic opportunity for future customization, with laundry conveniently located there. This home also boasts a single attached garage. The location is truly exceptional, take advantage of the COMMUNITY GARDEN or hit a ball at the nearby baseball diamond across the street. Walk or bike through nearby trails & if you need more nature for those energetic kids, Fish Creek Provincial Park & the Bow River. Schools are plentiful with Public, Catholic & Private (K-12) options within a very short distance. Coming SEPTEMBER 2025: a brand NEW SILVERADO Francophone School (French K-12) Sobeys (4 min), Walmart, Co-op, Superstore (6 min) & Costco (10 min). Spoil yourself at Southcentre



Mall (10 min), or stay active at YMCA, Bouldering, F45 & more (8 min). QUICK ACCESS to Stoney Trail (2 min), Macleod Trail (6 min), & 2 nearby LRT STATIONS with free parking stalls makes commuting effortless. Enjoy weekend fun at SPRUCE MEADOWS (4 min) for concerts, horse shows & seasonal festivals!

Built in 2008

### **Essential Information**

MLS® #	A2224764
Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2408, 155 Silverado Skies Link Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0K7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	55
Zoning	DC(pre 1p2007)
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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