



THE
A-TEAM

**RE/MAX
FIRST**

175 SILVERADO Boulevard #1216, Calgary T2X0V5

MLS® #: **A2108483**

Area: **Silverado**

Listing Date: **02/21/24**

List Price: **\$366,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **798**
Low Sqft:
Ttl Sqft: **798**

DOM

88

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**

Sewer:
Ext Feat: **Balcony,Courtyard,Playground**

Construction:
Composite Siding,Wood Frame

Flooring:
Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		Bedroom - Primary	Main	9`11" x 10`8"
Living Room	Main	11`4" x 12`7"	Dining Room	Main	12`5" x 7`1"
Bedroom	Main	10`4" x 11`2"	4pc Bathroom	Main	
Kitchen	Main	8`7" x 9`4"			

Legal/Tax/Financial

Condo Fee:
\$449

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1412096	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to your new home! This exceptional condo offers 2 bedrooms and 2 full bathrooms with 9' ceilings in the bright open-concept living area. The kitchen features stainless steel appliances, full-height white cabinets, quartz countertops with a raised eating bar. Large west-facing windows flood the space with natural light, creating a welcoming ambiance. The spacious primary bedroom includes a 3-piece ensuite. Additionally, there's a spacious second bedroom and a 4-piece main bathroom. Convenient access to outdoor amenities and garbage/recycling facilities adds to the appeal of this property.		
Inclusions: Property Listed By:	N/A Metro Benchmark Real Estate Ltd.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





