



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**254 SILVERADO Common, Calgary T2X 0S5**

MLS® #: **A2115040**

Area: **Silverado**

Listing Date: **03/15/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,348**  
Low Sqft:  
Ttl Sqft: **1,348**

DOM

**65**

Layout

Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Level,Street Lighting  
Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Other,Private Entrance**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Kitchen Island,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 13`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`4"</b>	<b>Balcony</b>	<b>Main</b>	<b>5`9" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`10" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 6`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`1" x 3`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 13`5"</b>
<b>Entrance</b>	<b>Lower</b>	<b>10`2" x 4`7"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>9`2" x 8`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$246**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1113588**

Remarks

Pub Rmks: **Sweet Silverado! This cute 3 level unit is ready for you to call it home. The main entry level features easy-clean tile flooring, a den with large windows, a closet and a half bath. Access to your single car garage and utility room with furnace and hot water heater is also on this level. The garage includes added shelving, and there is room for a second car to park on the driveway. Upstairs, the main living level, with gorgeous dark laminate flooring, has an open concept so that you can entertain with ease. The living room features an upgraded electric fireplace with remote control and fan. A spacious dining area flows from the living area and into the sleek, modern, easy to clean kitchen. Upgraded stainless steel appliances, high end lighting fixtures, and a large island are standouts in this kitchen. A private balcony with a natural gas line is accessible from the kitchen. The third level features a large primary bedroom with plenty of closet space and large windows. The main bathroom is only steps away with a large tub/shower combination, and a good sized vanity. A closet with a stackable washer and dryer makes laundry day a breeze! A second bedroom with a large closet, and more storage in the hallway complete this upper level. This home comes with many money-saving extras: garage door opener, TV wall mount, propane BBQ, all curtains, blinds and hardware. The unit is situated nicely in the complex with mailboxes and the secure garbage/recycling area just around the corner. The southwest community of Silverado boasts schools, playgrounds, and shopping within the community. All areas of the city can be accessed by bus, nearby LRT and Stoney Trail. You are minutes from Spruce Meadows or a short drive to Bragg Creek or the mountains for recreational opportunities. Freshly Painted and Professionally Cleaned.**

Inclusions: **n/a**  
Property Listed By: **Real Estate Professionals Inc.**

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



















