



THE
A-TEAM

**RE/MAX
FIRST**

175 SILVERADO Boulevard #2311, Calgary T2X 0V5

MLS® #: **A2151718**

Area: **Silverado**

Listing Date: **08/01/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

See Remarks,Stall,Underground

Finished Floor Area

Abv Sqft: **869**
Low Sqft:
Ttl Sqft: **869**

DOM

48
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Other,See Remarks**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	8`10" x 4`11"
Bedroom	Main	11`4" x 13`1"
Living Room	Main	13`5" x 18`5"

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 9`1"
Kitchen	Main	15`3" x 13`4"
Bedroom - Primary	Main	11`3" x 17`10"

Legal/Tax/Financial

Condo Fee:
\$573

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

Zoning: **DC**

Legal Desc: **1413340**

Remarks

Pub Rmks: **IMMACULATE TOP CORNER UNIT SURROUNDED BY GREENSPACE** located in the sought after community of Silverado. This top floor, private corner unit with 2 bedroom, 2 bath features a wraparound balcony, air conditioning, 2 PARKING STALLS (1 heated underground and 1 surface) and a storage locker. Upon entry, you are greeted by a stunning kitchen with stainless steel appliances, Caesarstone countertops and beautiful modern cabinetry with ample storage: all of which have been kept in MINT CONDITION. The living area is finished with engineered hardwood floors, carpet in bedrooms, with large windows throughout and additional balcony access from the primary bedroom. Enjoy leisurely strolls around the nearby ponds and pathways. This home is only 5 minutes from all amenities, including schools, and offers quick and easy access to major thoroughfares. **DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!** Call to book a showing today.

Inclusions: **N/A**

Property Listed By: **Royal LePage Benchmark**

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