



THE
A-TEAM

**RE/MAX
FIRST**

17 SILVERADO Drive, Calgary T2X 0C3

MLS®#: **A2152948**

Area: **Silverado**

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

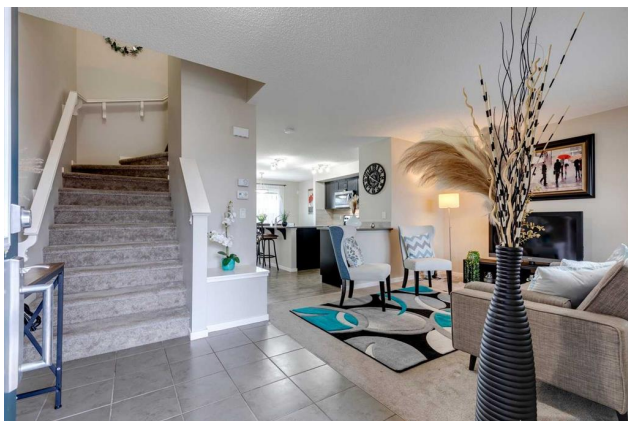
List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area
Abv Sqft: **1,188**
Low Sqft:
Ttl Sqft: **1,188**

Lot Information

Lot Sz Ar: **2,228 sqft**
Lot Shape:

DOM

41
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Laminate Counters,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`2"
Foyer	Main	6`0" x 8`11"
Living Room	Main	12`10" x 10`6"
Bedroom	Upper	9`4" x 10`6"
Bedroom - Primary	Upper	12`7" x 10`6"

Room	Level	Dimensions
Dining Room	Main	12`7" x 6`8"
Kitchen	Main	12`7" x 11`10"
4pc Bathroom	Upper	8`10" x 5`0"
Bedroom	Upper	9`2" x 10`6"
Walk-In Closet	Upper	6`0" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-1

1210966

Remarks

Pub Rmks: *****\$20K PRICE IMPROVEMENT!!**OPEN HOUSE SATURDAY SEPTEMBER 14TH 2PM-4PM*** Discover the perfect family home in this beautiful 2-storey townhouse featuring 3 spacious bedrooms and NO CONDO FEES! Enjoy the convenience of a DOUBLE DETACHED GARAGE and a large fenced backyard complete with a deck—ideal for outdoor gatherings. The modern kitchen is a chef's delight, showcasing stunning GRANITE COUNTERTOPS! It's the ORIGINAL OWNER who has taken pride of ownership and it shows. Located directly across from a large green space, this home offers ample street parking and is just a short walk from two schools. There are three schools in Silverado including Holy Child School (K-9), Ron Southern School (K-6) and the upcoming Francophone School (K-12). This property is a short drive from all the amenities at the Silverado Marketplace including Anytime Fitness 24/7, Kildares Irish Pub, Poached YYC, Holy Grill Silverado, Sobeyes and Shoppers Drugmart. The location provides easy access to Somerset C-Train Station, MacLeod Trail and Stoney Trail. This is an opportunity you won't want to miss!**

Inclusions:
Property Listed By: **None**
eXp Realty

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



