



THE
A-TEAM

**RE/MAX
FIRST**

175 SILVERADO Boulevard #3316, Calgary t2x 0v5

MLS® #: **A2159287**

Area: **Silverado**

Listing Date: **08/20/24**

List Price: **\$354,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **798**
Low Sqft:
Ttl Sqft: **798**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Quartz Counters,See Remarks,Storage,Track Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`11" x 9`4"	Bedroom	Main	13`6" x 10`5"
Living Room	Main	11`4" x 10`4"	Dining Room	Main	12`6" x 9`10"
Kitchen	Main	9`4" x 8`0"	Walk-In Closet	Main	4`8" x 4`5"
Laundry	Main	8`8" x 4`4"	Foyer	Main	4`2" x 4`0"
3pc Ensuite bath	Main	10`4" x 4`11"	4pc Bathroom	Main	9`4" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$524

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1412675

Remarks

Pub Rmks: **This is the unit you've been waiting for. Top floor 2 bedroom/2 Bathroom unit facing a green space. Tastefully designed and extremely well kept, original owner unit. Gorgeous white kitchen with granite countertops, painted glass tile backsplash, raised eating bar, and stainless steel appliances. Nice and open floorplan with tons of natural light from the large east facing windows. Balcony is great for spending your early morning watching the sunrise and enjoying a coffee. Large Primary bedroom (large enough for a king sized bed)with spacious walk in closet and 3 pc ensuite. 2nd bedroom is almost as large as the Primary. Tons of in suite storage, large dining room, in suite laundry, and another spacious 4 pc bathroom round out the unit. This unit does have 2 parking spaces, one indoor extra wide space close to the elevator and a second outdoor stall just outside the front door. Great complex. Great neighbourhood. New school being built just a stones throw from the building. Don't hesitate to take a look at this home before it's gone! Call your favourite Realtor for a private showing.**

Inclusions: None

Property Listed By: RE/MAX Real Estate (Central)

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







