

**355 SILVERADO Common, Calgary T2X 0S4**

MLS®#: **A2164598** Area: **Silverado** Listing Date: **09/10/24** List Price: **\$439,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **815 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,424**  
 Low Sqft:  
 Ttl Sqft: **1,424**

DOM

**9**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Front Yard,Landscaped,Level**  
 Park Feat: **Insulated,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Composite Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>14`3" x 13`7"</b>	<b>Living Room</b>	<b>Second</b>	<b>14`3" x 24`3"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>7`0" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`3" x 13`5"</b>
<b>Bedroom</b>	<b>Third</b>	<b>14`3" x 10`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 4`10"</b>
<b>Den</b>	<b>Main</b>	<b>9`7" x 7`5"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>10`1" x 4`1"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$246

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1113588

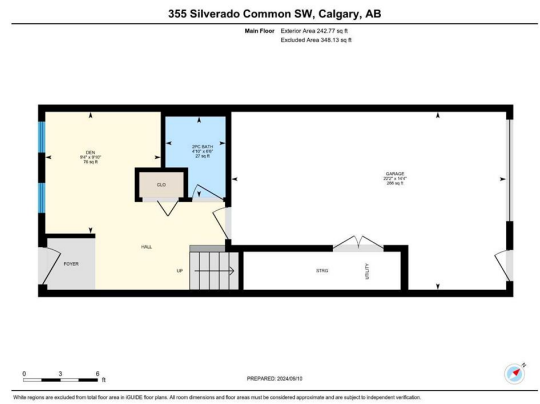
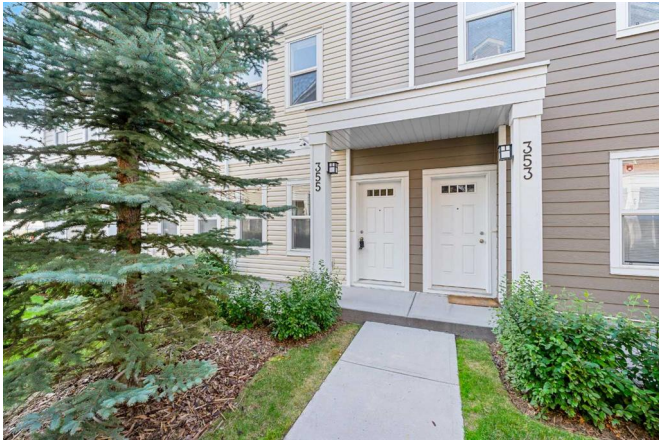
Remarks

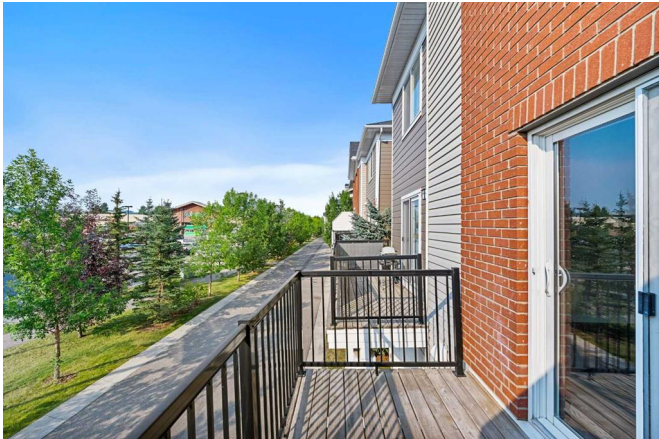
Pub Rmks: **\*\*Open House: 2-4 pm, Sat., Sept. 14\*\*.** 2 BEDS + MAIN LEVEL OFFICE/DEN | ATTACHED GARAGE | 1,424 sq.ft | 1.5 BATH | WALKING DISTANCE TO SHOPPING, AMENITIES and SCHOOLS. Across the street from a beautiful pond and pathways. This lovely 3-storey townhome in Silverado comes via the original owner and is well kept, move-in ready and with quick possession available. The main floor features a versatile den/office, great for working from home, and a convenient half-bathroom. Oversized single garage with storage. Beautiful laminate floors throughout the 2nd floor. Here you'll find a stylish kitchen, dining area and a large living room. Kitchen is open with upgraded finishes (granite, mosaic backsplash, 9-ft ceilings). Large island also with granite countertop. Spacious living room with big windows. The relaxing south-facing deck is a perfect place to unwind at the end of the day (no neighbours behind). Upper floor features two large bedrooms (a king bed will fit in the master), full bath (ceramic tile flooring), and an upper laundry room. Well-managed complex with low condo fees (\$246). Pets (up to two) are welcome with board approval. New roof and siding just installed. Well located next to a full-service mall (Sobeys, Shoppers Drug Mart, liquor store, two banks, restaurants, pub, professional services). One block to the bus stop and 5 minutes to the Somerset C-Train station. Call to book a private showing today!

Inclusions: None  
Property Listed By: 2% Realty

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



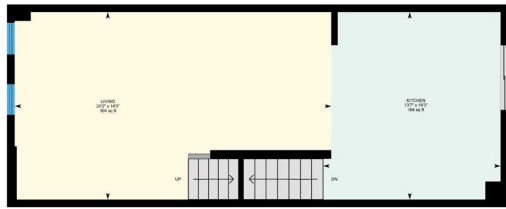






**355 Silverado Common SW, Calgary, AB**

1st Floor Exterior Area 950.02 sq ft



0 3 6 ft

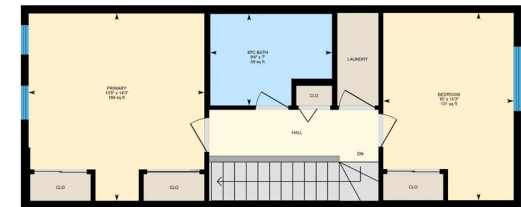
PREPARED: 2024/06/10

White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**355 Silverado Common SW, Calgary, AB**

2nd Floor Exterior Area 591.25 sq ft



0 3 6 ft

PREPARED: 2024/06/10

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