



THE
A-TEAM

**RE/MAX
FIRST**

511 SILVERADO SKIES Common, Calgary T2X 4C9

MLS®#: **A2166121**

Area: **Silverado**

Listing Date: **09/16/24**

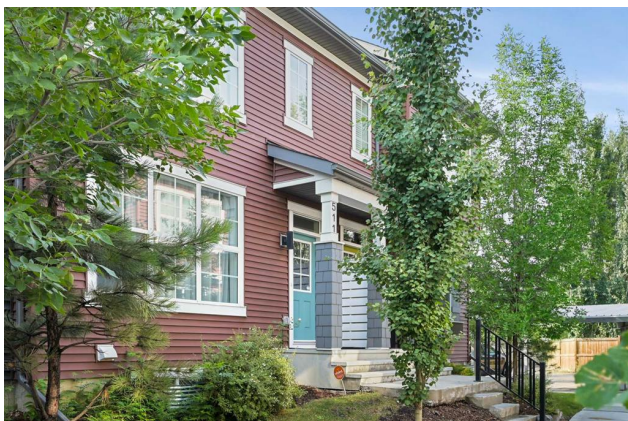
List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,352**
Low Sqft:
Ttl Sqft: **1,352**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar: **1,205 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Yard,Lawn,Treed**
Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`9" x 12`3"
Dining Room	Main	13`1" x 8`11"
Mud Room	Main	6`2" x 4`10"
Bedroom - Primary	Second	12`5" x 9`11"
4pc Ensuite bath	Second	8`9" x 4`10"
Bedroom	Second	9`10" x 9`3"

Room	Level	Dimensions
Kitchen	Main	13`0" x 10`6"
Foyer	Main	8`11" x 6`1"
2pc Bathroom	Main	4`11" x 4`10"
Walk-In Closet	Second	8`2" x 6`3"
Bedroom	Second	8`11" x 8`11"
4pc Bathroom	Second	8`9" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711353**

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Silverado! This townhouse is well-maintained offering plenty of natural light, creating a bright and comfortable living space. The main level is open and spacious, featuring new flooring, a modern kitchen island, with a fresh backsplash, making it a great spot for family time as well as entertaining. With three spacious bedrooms, this home is ideal for any couple or young family looking for some extra space in a townhouse-style property. The backyard is larger than other units, you will enjoy the sunny afternoons and summer evenings, with mature trees to give you some privacy. Additional features include a titled parking stall and an unfinished basement with an egress window and rough-ins for a bathroom, offering potential for future customization. Convenience is at your doorstep with a Catholic K-9 school right across the street, CBE K-6 just up the street, and a new French school under construction in the community. Enjoy easy access to Stoney Trail, which quickly connects you to the heart of Calgary. The community also offers numerous parks, playgrounds, and walking trails. Don't miss the chance to make this beautiful townhouse your new home while enjoying the charm and convenience of Silverado living!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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



