



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**197 SILVERADO PLAINS Park, Calgary T2X 1Y9**

MLS®#: **A2168591**      Area: **Silverado**      Listing **09/26/24**      List Price: **\$529,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 05-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,621**  
                     Low Sqft:  
                     Ttl Sqft: **1,621**

DOM

**86**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick,Cement Fiber Board**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
 Int Feat: **High Ceilings,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
Office	Main	11`11" x 14`1"
2pc Bathroom	Second	4`11" x 5`11"
Dining Room	Level 4	15`0" x 15`2"
Bedroom - Primary	Level 5	12`0" x 10`6"
Bedroom	Level 5	8`8" x 14`2"
4pc Bathroom	Level 5	8`7" x 4`10"

Room	Level	Dimensions
Furnace/Utility Room	Main	5`5" x 5`5"
Living Room	Third	12`1" x 12`0"
Kitchen	Level 4	12`10" x 9`6"
Bedroom	Level 5	10`3" x 10`7"
3pc Ensuite bath	Level 5	6`7" x 6`4"

Legal/Tax/Financial

Condo Fee:  
**\$445**

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

Zoning:  
**DC**

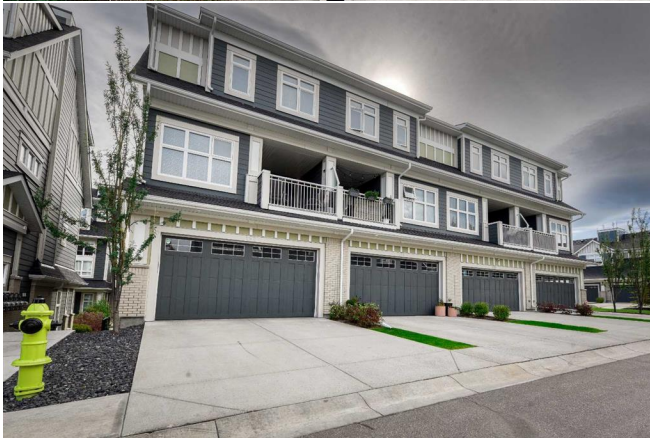
Legal Desc: **1611199**

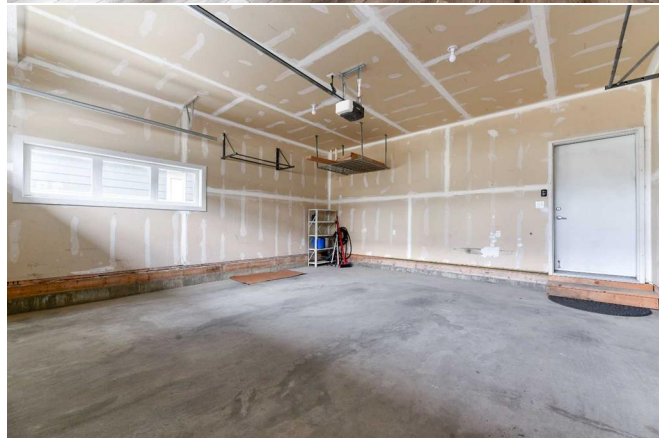
Remarks

Pub Rmks: **Welcome to Hunter House, luxury townhomes close to nature, shopping, schools, and walking paths. These homes are well designed with Hardy Board Siding and Brick Exteriors. Wide streets and back lanes so there is no feeling of being "on top of your neighbour". This condo offers room to grow, the perfect set up for that home office. 3 good sized bedrooms and 3 bathrooms plus a large kitchen and dining area. This property is move in ready and just waiting for it's next family! Check out our virtual tour and book your private showing today!**

Inclusions: **n/a**  
Property Listed By: **Century 21 Bravo Realty**

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











**197 Silverado Plains Park SW, Calgary, AB**

Main Floor (Below Grade) Exterior Area 232.45 sq ft  
Interior Area 232.41 sq ft



0 2 4 ft

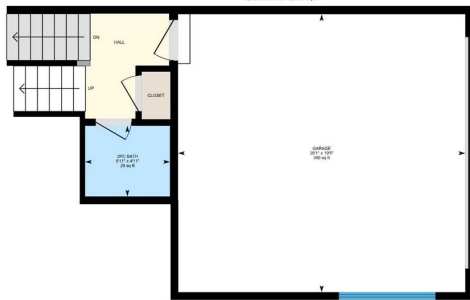
PREPARED: 2024/09/25



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

**197 Silverado Plains Park SW, Calgary, AB**

2nd Floor Exterior Area 113.14 sq ft  
Interior Area 95.66 sq ft  
Excluded Area 423.66 sq ft



0 2 4 ft

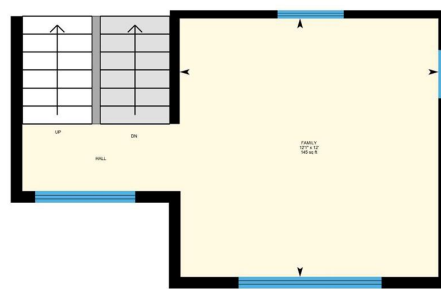
PREPARED: 2024/09/25



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**197 Silverado Plains Park SW, Calgary, AB**

3rd Floor Exterior Area 211.44 sq ft  
Interior Area 188.96 sq ft



0 2 4 ft

PREPARED: 2024/09/25



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**197 Silverado Plains Park SW, Calgary, AB**

4th Floor Exterior Area 459.62 sq ft  
Interior Area 431.59 sq ft



0 3 6 ft

PREPARED: 2024/09/25



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197 Silverado Plains Park SW, Calgary, AB

8th Floor Exterior Area 710.89 sq ft  
Interior Area 651.29 sq ft



PREPARED: 2024/03/25



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