



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**175 SILVERADO Boulevard #1103, Calgary T2X 0V5**

MLS® #: **A2169919**

Area: **Silverado**

Listing Date: **10/02/24**

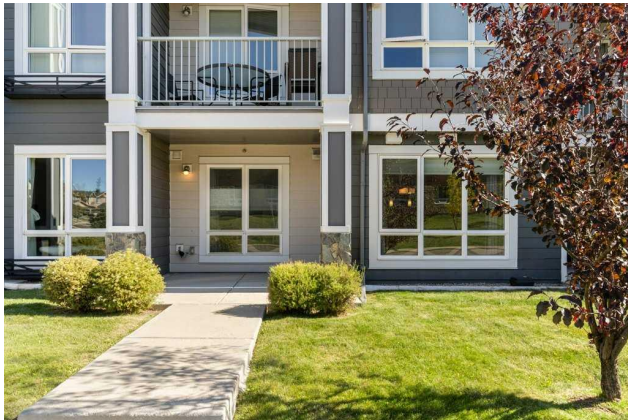
List Price: **\$274,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 04-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **596**  
Low Sqft:  
Ttl Sqft: **596**

DOM

**49**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Heated Garage,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 8`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 8`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$391**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:

1412096

Monthly

Remarks

Pub Rmks: **This spacious one-bedroom condo is located in the vibrant community of Silverado. It was built by Homes by Avi and offers a bright, open concept design with stainless steel appliances, white Caesarstone countertops, and dark charcoal cabinets. Enjoy the main-floor convenience, spacious balcony with BBQ gas line, heated underground parking with storage locker. Brand new carpet has just been installed and we can offer a quick possession. Featuring a west-facing patio space, this condo is perfect for relaxing or entertaining family and friends on evenings and weekends. With close access to shopping, public transportation, parks, dining, and much more, don't miss out. Call today for your private viewing.**

Inclusions:  
Property Listed By: **N/A  
Royal LePage Mission Real Estate**

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







