



THE
A-TEAM

**RE/MAX
FIRST**

155 SILVERADO SKIES Link #1311, Calgary t2x 0k3

MLS®#: **A2171458**

Area: **Silverado**

Listing Date: **10/07/24**

List Price: **\$485,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,368**
Low Sqft:
Ttl Sqft: **1,368**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`5" x 13`1"
Bedroom	Second	11`7" x 9`2"
3pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	10`11" x 8`5"
Living Room	Main	19`2" x 11`5"

Room	Level	Dimensions
Bedroom	Second	12`8" x 9`8"
Bedroom	Basement	11`4" x 8`6"
4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Dining Room	Main	9`0" x 8`10"

Legal/Tax/Financial

Condo Fee:
\$392

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0810586**

Remarks

Pub Rmks: **Welcome to this beautiful 4-bedroom, 3.5-bathroom end-unit townhouse in the heart of Silverado, offering 1,900 square feet of thoughtfully developed living space. This home is designed with families in mind, blending comfort, style, and convenience in a quiet, family-friendly community. As soon as you enter, you'll be greeted by the warmth of hardwood floors and a bright, open-concept layout filled with natural light. With three generous bedrooms upstairs and a fully finished basement, including an additional bedroom and a wet bar, this home offers plenty of room for everyone. The freshly painted interior creates a modern and welcoming atmosphere, while the spacious living and dining areas are perfect for both daily life and entertaining. The end-unit location ensures extra privacy, and the abundance of windows throughout enhances the light, airy feel of the space. For added convenience, the home comes with an attached single garage and is located right next to visitor parking, making it easy to host guests. You'll also love the short walking distance to Holy Child School, ideal for families with young children. Step outside and enjoy the tranquility of the neighbourhood, with schools, parks, and shopping just minutes away—everything a family could need is close by.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







