



THE
A-TEAM

**RE/MAX
FIRST**

103 SILVERTON GLEN Green, Calgary T2X 5B7

MLS®#: **A2175529**

Area: **Silverado**

Listing Date: **10/31/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,919 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,191**

Low Sqft:

Ttl Sqft: **1,191**

DOM

51

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Reverse Pie Shaped Lot**
Park Feat: **Alley Access,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Range Hood**
Int Feat: **High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 11`10"	Kitchen With Eating Area	Main	8`5" x 13`5"
Dining Room	Main	11`6" x 8`9"	2pc Bathroom	Main	
Bedroom - Primary	Second	11`7" x 12`8"	4pc Ensuite bath	Second	
Bedroom	Second	8`6" x 10`6"	Bedroom	Second	8`3" x 10`0"
4pc Bathroom	Second		Laundry	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
MC-1

2310962

Remarks

Pub Rmks:

Located in the desirable neighborhood of Silverton, this townhome perfectly balances seclusion and accessibility. Explore nearby trails, parks, and recreational areas, reconnecting with nature whenever your heart desires. Yet, you are just moments away from urban conveniences, including shopping, dining, and entertainment options, ensuring you never miss out on the vibrant pulse of city life. Upgrades include 41" high upper kitchen cabinets, pot drawers, full-height riser to the ceiling above kitchen cabinetry, chimney hood fan, pot drawers, vanity drawers, front control electric range, A/C, pendant lights above island in kitchen, extended kitchen island, walk-in shower in ensuite bathroom, under-mount sinks in bathrooms, upgraded kitchen faucet, upgraded kitchen sink, tile upgrade in bathrooms, 18' double car garage. Possession end of November 2024. Why buy with Logel Homes? Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.

Inclusions:
Property Listed By:

**garage door opener and Control
RE/MAX Real Estate (Central)**

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











