



THE
A-TEAM

**RE/MAX
FIRST**

33 SILVERTON GLEN Way, Calgary T0L 0X0

MLS®#: **A2181144** Area: **Silverado** Listing Date: **11/28/24** List Price: **\$610,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 14-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,475 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,497**
 Low Sqft:
 Ttl Sqft: **1,497**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Up/Down**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Aluminum Siding ,Concrete,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 12`3"	Dining Room	Main	12`8" x 10`4"
Kitchen	Main	14`3" x 13`3"	2pc Bathroom	Main	4`8" x 4`8"
Bedroom - Primary	Second	13`7" x 11`10"	Bedroom	Second	10`9" x 9`7"
Bedroom	Second	10`9" x 9`6"	3pc Ensuite bath	Second	9`8" x 5`1"
4pc Bathroom	Second	8`5" x 6`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310962

Zoning:
R-G

Remarks

Pub Rmks:

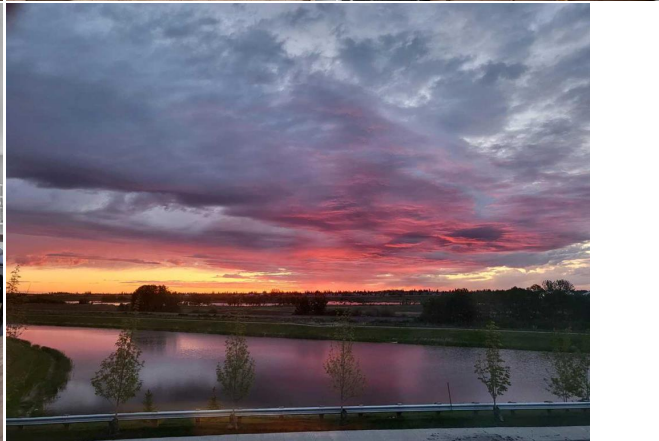
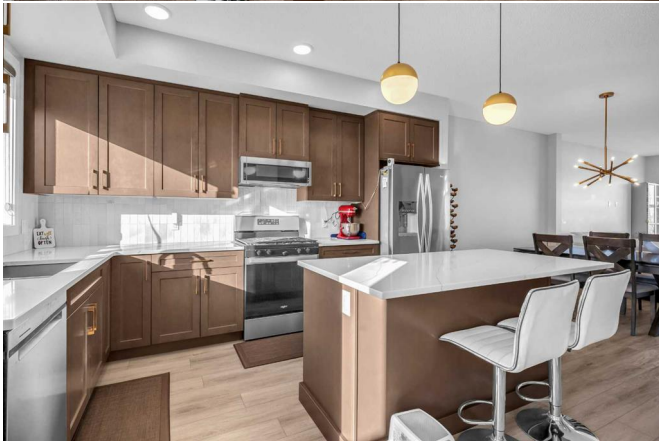
Reduced Price For QUICK SALE ! Do you want to wake up to the Mesmerising SUNRISE and beautiful POND VIEW, close to all AMENITIES ? Welcome to this Gorgeous Home, with 3 Bedrooms, 2.5 Bathrooms, with SIDE ENTRY and DOUBLE GARAGE in SILVERADO. As you enter the SPACIOUS FOYER it leads you to the SUNNY LIVING room with HUGE WINDOW, LUXURY VINYL FLOORING, Dining area with Upgraded LIGHT FIXTURE, KITCHEN with CABINETS up to CIELING, STAINLESS STEEL APPLIANCES, Gas Stove and HUGE ISLAND, which is perfect for your Family Dinners and Christmas Baking. Upstairs welcomes you to WELL SIZED Master bedroom, 3 pc ENSUITE with TILES up to CEILING, QUARTZ Counter Top. The Secondary Bedrooms with Closets, are placed well with the 4pc Bathroom, and Laundry. Double Garage keeps your vehicles warm and safe. The 11 by 9 DECK is great for your Family dinners, and kids play area. SIDE DOOR is very convenient to add your Sprinkle of creativity for Basement Development. AMENITIES - Cafe, Restaurants, Shopping, Elementary, Junior high and High Schools, Transit (2 mins away), C-Train (8 mins away) Hospital (5.8 km away) Future Development - Dental and Doctor's office, Gas station and Tim Hortons. PERFECT Location for AIR BnB, as it's got easy access to the MOUNTAINS. Don't miss out the opportunity to live in a Beautiful location with all amenities next door.

Inclusions:
Property Listed By:

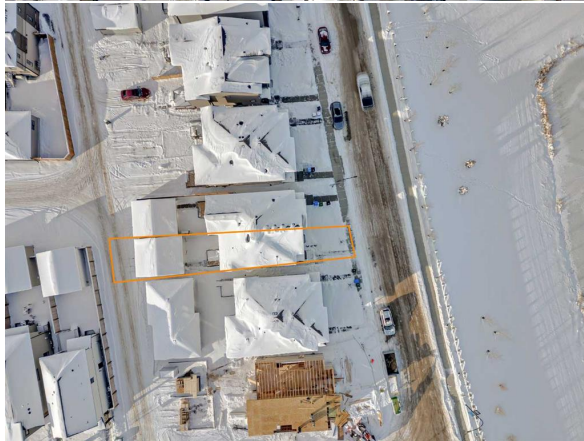
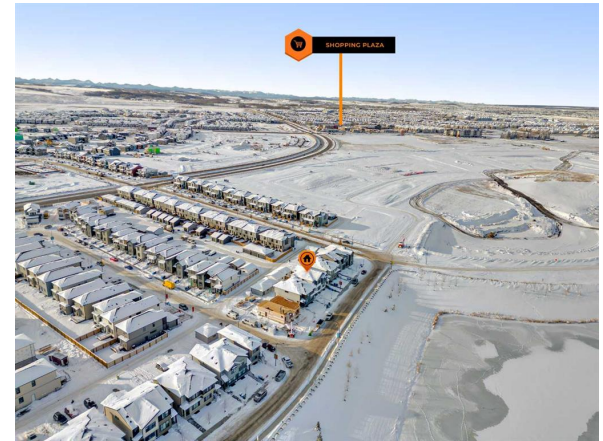
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CIR Realty

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









33 Silvertown Gln Wy SW, Calgary, AB

Main Floor
 Exterior Area 733.07 sq ft
 Interior Area 657.45 sq ft



PREPARED: 2024/1/27



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

33 Silvertown Gln Wy SW, Calgary, AB

Upper Floor
 Exterior Area 711.38 sq ft
 Interior Area 630.38 sq ft



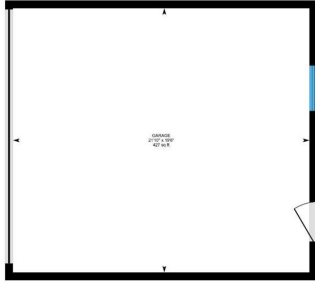
PREPARED: 2024/1/27



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

33 Silverton Gln Wy SW, Calgary, AB

Detached Garage Excluded Area 428.56 sq ft



0 2 4 ft

PREPARED: 2024/1/17

While 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.

