



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**324 SILVERADO Common, Calgary T2X 0S4**

MLS®#: **A2182373**

Area: **Silverado**

Listing Date: **12/05/24**

List Price: **\$435,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **959 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,249**  
Low Sqft:  
Ttl Sqft: **1,249**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$246**

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

Zoning:  
**DC**

Legal Desc: **1113588**

Remarks

Pub Rmks: **Welcome to the heart of Silverado, where convenience meets contemporary living in this stunning townhome. Nestled within steps of everything you need—groceries, yoga studios, a cozy coffee shop, and your favorite local pub—this is where you park your car in the garage and let your feet do the exploring. Step onto the south facing, sunny patio, perfect for your morning coffee or a relaxing evening read. Inside, a cozy main-floor den awaits, offering a peaceful corner for your home office, home gym, or a tranquil reading nook. Ascend to the main living area and embrace the bright, open-concept design. The kitchen features a sleek island, granite countertops, garburator, and stainless-steel appliances, including a double-door fridge with water and ice. Hosting is a breeze with the spacious dining area, illuminated by the prettiest chandelier, and the adjacent balcony with a gas line for year-round BBQs. Upstairs, convenience meets style with in-suite laundry discreetly tucked away. The primary bedroom is a serene retreat with a spa-like ensuite, adorned with granite countertops. A generously sized second bedroom and a four-piece bath—also showcasing granite—complete the top floor. Parking for one vehicle in the garage PLUS another on the driveway. With a price tag that invites first-time buyers and savvy investors alike, this gem is move-in ready and waiting for you to call it home. Start your Silverado story today.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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





