



THE
A-TEAM

**RE/MAX
FIRST**

175 SILVERADO Boulevard #1201, Calgary T2X 0V5

MLS®#: **A2185718**

Area: **Silverado**

Listing Date: **01/07/25**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **860**
Low Sqft:
Ttl Sqft: **860**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`5" x 9`3"
Living Room	Main	11`10" x 12`0"
Walk-In Closet	Main	7`7" x 4`5"
Walk-In Closet	Main	6`5" x 3`3"
3pc Ensuite bath	Main	4`11" x 8`2"
Balcony	Main	10`1" x 6`6"

Room	Level	Dimensions
Dining Room	Main	11`10" x 7`5"
Bedroom - Primary	Main	9`10" x 13`7"
Bedroom	Main	9`11" x 10`8"
Laundry	Main	6`5" x 4`4"
4pc Bathroom	Main	9`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$566

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412096**

Remarks

Pub Rmks: **Welcome to this chic and stylish 2-bedroom, 2-bathroom condo in the sought-after community of Silverado! Thoughtfully designed with a west-facing orientation, this second-floor unit combines modern upgrades with everyday practicality and a host of additional benefits that make it special. Step inside and discover the perfect blend of comfort and contemporary design. The upgraded two-toned kitchen is a standout feature, boasting sparkling quartz countertops, a glass tile backsplash, a raised eating bar, stainless steel appliances, and under-cabinet lighting that adds an elegant touch. The open-concept layout maximizes natural light, creating a warm and inviting atmosphere that's perfect for entertaining or relaxing in style. Brand-new roller blinds, Safety/Health Canada-approved with a 10-year warranty, have just been installed, adding both functionality and a modern aesthetic. The bedrooms are thoughtfully designed for privacy and convenience, making this home ideal for small families, those looking for a mortgage helper, or anyone needing a functional work-from-home setup: The primary bedroom is a tranquil retreat, large enough for a king-size bed, and features a walk-in closet and private 3-piece ensuite. The second bedroom, with its own walk-in closet, offers flexibility and has easy access to the separate 4-piece bathroom. Additional highlights include: West-facing balcony, perfect for enjoying sunsets and unwinding after a long day. In-suite laundry with plenty of shelving for storage. A titled indoor parking spot and a separate storage unit Bonus Benefits: The second-floor location provides extra security, offering peace of mind for you and your family. With no other units directly in front, you'll enjoy enhanced privacy. Have a second car? No problem! There's street parking nearby and you maybe able to keep your eye directly from you balcony and window. Situated in a well-maintained complex in Silverado, this home is in a vibrant neighborhood close to a variety of amenities. For added convenience, this unit also offers the option to purchase fully furnished, making it a true turn-key opportunity.**

Inclusions:
Property Listed By: **Ask realtor for details
Sotheby's International Realty Canada**

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









