



THE
A-TEAM

**RE/MAX
FIRST**

175 SILVERADO Boulevard #3113, Calgary T2X 0V5

MLS® #: **A2187031**

Area: **Silverado**

Listing Date: **01/14/25**

List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **869**
Low Sqft:
Ttl Sqft: **869**

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Leased, Parkade, See Remarks, Stall, Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings, Open Floorplan**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$566

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412675**

Remarks

Pub Rmks: **2 Parking Spaces | Corner Unit | Oversized Patio | Immaculate Condition | This beautifully designed 2-bedroom, 2-bathroom corner unit offers modern living with exceptional comfort and convenience. Located on the ground floor with no stairs, this pet-friendly home features North/East views over a serene playing field from a large patio equipped with patio lights and a gas line for your barbecue. The bright and open living space is highlighted by 9-foot ceilings, engineered hardwood flooring, and large windows that flood the area with natural light. The spacious kitchen boasts quartz countertops with a breakfast bar, ample counter space, stainless steel appliances and under cabinet lighting with glass tile backsplash, making it perfect for entertaining. The primary bedroom includes a walk-in closet and a private 3-piece ensuite with a walk-in shower, while the 4 piece main bathroom and second bedroom offers flexibility for guests or a home office. Additional conveniences include in-suite laundry and two parking stalls-one titled heated underground directly below the unit in the parkade with an adjacent secured storage locker, along with one additional surface stall. Professionally painted in 2022 and never used by sellers as a rental, this home is steps from transit and close to schools, green spaces, playgrounds, walking/biking trails, a winter skating rink and more. Don't miss your chance to call this stylish Silverado apartment your new home! Click on media for the video and book your private showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













