



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 SILVERADO Common, Calgary T2X0G7**

MLS®#: **A2189318**      Area: **Silverado**      Listing Date: **02/15/25**      List Price: **\$459,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **954 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,375**  
 Low Sqft:  
 Ttl Sqft: **1,375**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>13`4" x 13`0"</b>
<b>Dining Room</b>	<b>Second</b>	<b>8`6" x 7`3"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>7`3" x 6`6"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>7`6" x 6`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 3`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>13`4" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`11" x 10`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`0" x 8`11"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`1" x 8`11"</b>
<b>Balcony</b>	<b>Second</b>	<b>10`4" x 5`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$246**

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

Zoning:  
**DC**

Legal Desc: **1113588**

Remarks

Pub Rmks: **Discover this impeccable 3-storey townhome in Silverado, featuring 2 bedrooms plus a main level office/den, an attached oversized single garage, and an additional parking in the driveway. Spanning 1,375 sq.ft and ideally located across from a scenic pond and opposite of shopping, this freshly painted home offers both comfort and convenience. On the main floor, find a versatile den/office perfect for remote work, along with a convenient half-bathroom. The second floor boasts durable laminate flooring and a stylish, open kitchen with granite countertops, a tile backsplash, 8'11" ceilings, and easy access to the south-facing deck for serene evenings or morning coffee. The adjacent dining area and spacious living room with large windows create a welcoming atmosphere for relaxation or entertaining. The upper floor features two large bedrooms, with the master comfortably fitting a king-sized bed, and a full bathroom equipped with ceramic tile flooring and granite countertops. A handy upper laundry room adds to the practical layout. This well-managed complex keeps condo fees low and is pet-friendly, allowing up to two pets with board approval. Positioned next to full-service shopping offering everything from groceries to banking and dining, and so close to public transportation, the location ensures ease of living and accessibility. Move-in ready with quick possession available, this townhome is perfect for those seeking a blend of stylish living and superb location. Schedule your private showing today to see all that this beautiful Silverado residence has to offer!**

Inclusions: **none**  
Property Listed By: **2% Realty**

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















