



THE
A-TEAM

**RE/MAX
FIRST**

180 SILVERADO Boulevard, Calgary T2X 4C9

MLS®#: **A2190913**

Area: **Silverado**

Listing Date: **01/31/25**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,340**
Low Sqft:
Ttl Sqft: **1,340**

DOM

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

Lot Information

Lot Sz Ar: **1,194 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Street Lighting**
Park Feat: **Garage Faces Rear,On Street,Parking Pad,Plug-In,Stall,Titled**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`11" x 6`0"	Kitchen	Main	13`0" x 10`6"
Living Room	Main	13`10" x 11`9"	Dining Room	Main	13`0" x 8`11"
2pc Bathroom	Main	4`11" x 4`10"	Mud Room	Main	6`2" x 4`10"
Bedroom - Primary	Second	12`5" x 9`11"	Walk-In Closet	Second	8`2" x 6`3"
4pc Ensuite bath	Second	8`9" x 4`11"	Bedroom	Second	9`10" x 9`2"
Bedroom	Second	8`11" x 8`11"	4pc Bathroom	Second	8`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711353**

Remarks

Pub Rmks: **WELCOME to this CHARMING 2-story townhouse that has 1340 Sq Ft, 3 Bedrooms, 2 ½ Bathrooms, Titled Parking, + LOW, LOW, LOW CONDO FEES in this FAMILY-FRIENDLY Community of SILVERADO!!! Discover the perfect blend of COMFORT + ELEGANCE as you're greeted by a Covered Porch that leads to a BRIGHT OPEN-CONCEPT Layout w/NEUTRAL Tones featuring 9' ceilings. It is PERFECT for ENTERTAINING w/Dining Room that flows seamlessly into the Kitchen for those COZY meals around the table w/LOVED Ones sharing LAUGHTER. The 'Heart of the HOME' is the SLEEK Kitchen, showcasing WHITE Cabinetry, SS Appliances, + Tiled Backsplash. The Kitchen ISLAND doubles as a BREAKFAST BAR for quick meals, while 2 STORAGE areas offer additional storage. The Living room is FUNCTIONAL, + Enjoy Movie nights or Games in this VERSATILE space. It isn't just a room; it's a place where MEMORIES are made. The THOUGHTFUL DESIGN ensures that every moment spent here will be CHERISHED. There is a 2 pc Bathroom, + a CONVENIENT Mudroom perfect for keeping things ORGANIZED, + TIDY. It leads out to the Patio in the Backyard, which is ideal for ENJOYING your morning coffee or watching the sunsets. The upper floor features a SPACIOUS Primary Bedroom for a RESTFUL sleep, w/WALK-IN Closet, + a 4 pc Bathroom, incl/Soaker Tub for those days you need to RELAX after a long day. There is a 4 pc Bathroom for those busy mornings, a 2nd, + 3rd GOOD-SIZED Bedrooms. Venture downstairs to the Unfinished Basement, where there is another additional 588 sq ft ready for you to design your dream space. The Laundry room, Utility room, + think of the possibilities you could create incl/Home Theatre, Gym, Bedroom, or an Office, making this HOME even more Valuable. There is water on demand. Situated directly across from the Holy Child Elementary School, this HOME is perfectly located for families. It has a Playground, Outdoor Skating area, a Community Garden, + Baseball diamonds, which are all wonderful ways to meet your neighbors!!! The quiet community of Silverado has over 150 Acres of Pathways for Walk/Bike/Trail Riding + 80 Acres of Natural Reserve & Wetlands. Silverado has a local Shopping Centre, nearby Shawnessy Shopping & more (over 250 stores/shopping in SW Calgary). Fast access to LRT/Bus Transit System, the Ring Road (201 Loop). You can walk to the world-renowned SPRUCE MEADOWS. This remarkable property presents a lifestyle of comfort, luxury, + endless possibilities. BOOK YOUR APPOINTMENT TODAY!!!**

Inclusions: **Digital Thermostat, Roll Down Blinds, Venetian Blinds, 1 TV staying in smaller bedroom, 3 TV Brackets on walls**

Property Listed By: **RE/MAX House of Real Estate**

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













