



THE
A-TEAM

**RE/MAX
FIRST**

208 SILVERADO Common, Calgary T2X 0S5

MLS®#: **A2192616**

Area: **Silverado**

Listing Date: **02/05/25**

List Price: **\$434,800**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,346**
Low Sqft:
Ttl Sqft: **1,346**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	12`5" x 9`6"	Dining Room	Second	9`8" x 9`2"
Living Room	Second	13`10" x 13`5"	Flex Space	Lower	9`2" x 8`11"
Bedroom - Primary	Third	13`5" x 10`11"	Bedroom	Third	13`5" x 9`11"
2pc Bathroom	Main	5`10" x 4`10"	3pc Ensuite bath	Third	7`4" x 6`7"
4pc Bathroom	Third	7`7" x 6`2"			

Legal/Tax/Financial

Condo Fee:
\$246

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1113588**

Remarks

Pub Rmks: **Welcome to this very affordable Silverado townhouse, with contemporary living at its best! Nestled within steps of everything you need—shops for groceries, medical clinic, coffee shop, gym and yoga studio, and of course your local pub. This unit has a South facing, sunny patio that is perfect for your morning coffee. Step inside - and you have a cozy main floor den offering a quiet setting for your home office or a tranquil reading nook. Also adjacent to it is a half-bath and a single oversized garage. Ascend to the main living area and enjoy a bright and open concept with a large kitchen that features a sleek island, granite countertops and stainless steel appliances. That includes a double sided fridge with water and ice, stove, dishwasher and microwave-hoodfan. Hosting a friend get-together or a Birthday party is a joyful event with the spacious dining area and the adjacent balcony with a gas line for year-round BBQs. Living room with additional space for study desk or a book shelf. Upstairs convenience meets style with 2 good size bedrooms and in-suite laundry discreetly tucked away. The primary bedroom is a serene retreat with a 3-piece ensuite. 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 an affordable 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.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





