



THE
A-TEAM

**RE/MAX
FIRST**

175 SILVERADO Boulevard #2203, Calgary T2X 0V5

MLS® #: **A2200308**

Area: **Silverado**

Listing Date: **03/07/25**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **607**
Low Sqft:
Ttl Sqft: **607**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$398**
Legal Desc: **1413340**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Remarks

Pub Rmks: **Huge Price Reduction! This bright, open and modern, 1-bedroom, 1-bathroom, with views to the green space! South facing unit features 9' ceilings, just over 600sqft of living space, large south facing windows (allowing for maximum natural light), and hardwood floors. The kitchen boasts SS appliances, tile backsplash, breakfast bar and quartz countertops. The spacious and bright bedroom also has large South facing windows, walk through closet, and 4-pc connected washroom. TITLED HEATED UNDERGROUND PARKING STALL (#6), and assigned storage unit (#11) attached to your parking stall. Just steps away from schools, retail shopping, Sobeys, soccer pitches, parks, greenspaces, and walking/bike paths. With close proximity to Stoney Trail, Deerfoot Trail, and Macleod Trail, heading out to the mountains, downtown, or just getting around the city is a breeze. This home is a must see. Book your showing today!**

Inclusions: n/a

Property Listed By: **Grand Realty**

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







