



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1315, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2219945



\$365,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Silverado | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 873 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 573 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | None | | |

TOP FLOOR | 2 BED 2 BATH | 9 FOOT CEILINGS | UNDERGROUND PARKING AND STORAGE | DESIRABLE SILVERADO LOCATION. Welcome to one of the best units in this award winning development located in the vibrant community of Silverado. This beautifully maintained top floor condo offers a bright and open layout with soaring 9 foot ceilings, engineered hardwood flooring, and oversized windows that fill the space with natural light. The modern kitchen features quartz countertops, stainless steel appliances, full height cabinetry, and a stylish tile backsplash. Perfect for both everyday living and entertaining. The spacious living area opens onto a private balcony with no direct facing neighbors and a convenient BBQ gas hookup for outdoor enjoyment. Enjoy the peace and privacy of top floor living with no neighbors above. Additional highlights include in suite laundry, titled underground parking, and a separate assigned storage locker for added convenience. Located within walking distance to Holy Child School from kindergarten to grade nine, and just minutes from Silverado Shopping Centre with Sobeys, Shoppers Drug Mart, restaurants, transit, parks, and easy access to both Stoney Trail and Macleod Trail. Whether you are a first time buyer, downsizer, or investor, this unit offers the perfect blend of comfort, style, and location. Book your private showing today.