



GRASSROOTS
REALTY GROUP

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155 Silverado Common SW
Calgary, Alberta

MLS # A2262718



\$419,999

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,326 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

This FRESHLY PAINTED 2-BEDROOM, 2-BATH TOWNHOME with a versatile den offers one of the BEST LOCATIONS IN THE COMPLEX, facing the pathway and green space. The entry level features a bright den or home office, a convenient half bath, and access to the single-car garage with an ADDITIONAL CONCRETE PARKING PAD that easily accommodates a full-sized truck or second vehicle. Upstairs, a spacious open-concept living area is filled with natural light. The dining space flows seamlessly into a modern kitchen featuring STAINLESS STEEL APPLIANCES, a large island with GRANITE COUNTERS, tile backsplash, and a pantry for added storage. Patio doors open to a private balcony with a NATURAL GAS BBQ HOOKUP, perfect for outdoor dining or relaxing. The upper level includes two generously sized bedrooms, a four-piece bathroom with an OVERSIZED VANITY, and a conveniently located laundry area. Additional highlights include 9-FOOT CEILINGS, newer flooring, modern lighting, and fresh interior paint. This PET-FRIENDLY COMPLEX is beautifully maintained and ideally located near parks, pathways, and Silverado's best amenities including Sobeys, Shoppers, DQ, a medical clinic, fitness centre, and major banks. You'll also enjoy quick access to STONEY TRAIL, schools, and transit. With LOW CONDO FEES, ample visitor parking, and a PRIME LOCATION FACING GREEN SPACE, this move-in-ready townhome offers a perfect blend of comfort, style, and value.