



**39 Silverado Way SW
Calgary, Alberta**

MLS # A2280932



\$415,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,594 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island		
Inclusions:	N/A		

If you are looking for a spacious, contemporary, family friendly townhome, conveniently located just off of Stoney Trail S, look no further. As you enter you will be met with a spacious flex room, perfect for an office space or mini home gym, along with a half bath. With two generously sized bedrooms, a master ensuite, and full secondary bath, this complex is located in the amazing community of Silverado. This stunning three level home comes with beautifully upgraded stainless steel appliances, granite countertops, a brand new washer/dryer combo and freshly painted rooms throughout. Have your morning coffee on your back deck, standing right above your garage. This incredibly maintained townhome complex is located near an impressive array of amenities, including shopping, restaurants, schools, bike/walk paths, playgrounds, and transit options. Pets are welcome with board approval. Don't miss out on the opportunity to live in the priced to sell home in the desired community of Silverado.