



GRASSROOTS
REALTY GROUP

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**3115, 175 Silverado Boulevard SW
Calgary, Alberta**

MLS # A2284010



\$324,800

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to Unit 3115 at 175 Silverado Boulevard SW — a bright and freshly painted main-floor condo offering 857 SqFt of well-designed living space in the desirable community of Silverado. This thoughtfully laid-out unit features two bedrooms separated by the living room, providing excellent privacy for roommates, guests, or a home office setup. The kitchen is both stylish and functional, featuring granite countertops, a convenient breakfast bar, and SS appliances (brand new: refrigerator and microwave), making it ideal for everyday living and entertaining. Durable vinyl flooring runs throughout, complementing the open-concept living and dining area. A wall-mounted air conditioning unit ensures comfort during the warmer months. The primary bedroom includes a private en-suite 3pc bathroom, while the second full 4pc bathroom is conveniently located near the second bedroom. Additional highlights include titled underground parking and a separate storage unit, adding valuable convenience and extra space. Located in the well-established southwest community of Silverado, residents enjoy parks, playgrounds, walking paths, nearby schools, shopping, restaurants, and quick access to major roadways and transit. A move-in-ready opportunity for first-time buyers, downsizers, or investors seeking comfort and convenience in a well-connected neighborhood.