



**GRASSROOTS**  
REALTY GROUP

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**3101, 175 Silverado Boulevard SW**  
**Calgary, Alberta**

**MLS # A2286582**



**\$319,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silverado                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 859 sq.ft.                         | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                    |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Wood                                                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                  | <b>Condo Fee:</b> | \$ 575 |
| <b>Basement:</b>   | -                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** n/a

Welcome to this beautifully maintained, original-owner 2-bedroom, 2-bathroom main floor condo in the heart of Silverado! Perfectly positioned and backing onto a serene greenspace, this home offers the ideal blend of privacy, comfort, and convenience in one of Calgary's most family-friendly communities. Step inside to discover 9-foot ceilings and oversized windows that fill the space with natural light. Engineered hardwood flooring runs throughout, complemented by elegant quartz countertops and stainless steel appliances in the modern kitchen—perfect for everyday living and entertaining alike. The spacious primary bedroom easily accommodates a king-size bed and features a walkthrough closet leading to a private 3-piece ensuite. The generously sized second bedroom includes a large walk-in closet, making it ideal for guests, family, or a home office. A well-appointed 4-piece main bathroom provides added comfort and functionality for residents and visitors. A convenient stackable laundry closet and a workstation nook completes the thoughtful interior layout. Step outside to your private patio backing directly onto greenspace—an inviting outdoor retreat for morning coffee or evening relaxation. Additional highlights include an assigned storage locker located directly in front of your titled parking stall, which is equipped with an electric car charger. Enjoy easy access to major roadways and nearby amenities, along with close proximity to schools, playgrounds, scenic pathways, and beautiful green spaces. Move-in ready, clean and meticulously cared for, this exceptional condo truly embraces Silverado's welcoming, family-oriented lifestyle. This is one you won't want to miss!