



**333 Silverado Common SW  
Calgary, Alberta**

**MLS # A2293108**



**\$399,999**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Silverado              |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,256 sq.ft.           | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Irregular Lot          |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 240          |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |                 |

**Inclusions:** none

**BAZINGA! Urban Chic Meets Smart Investment!!!!** Step into this immaculate 1,256 sq ft townhouse that perfectly blends style and functionality. With 2 spacious bedrooms, a versatile den/home office, and 2.5 modern bathrooms, this home is a haven for both relaxation and productivity. Key Features: Pet-Friendly: Bring your furry friends along&mdash;pets are welcome with board approval. Gourmet Kitchen: Central kitchen featuring a granite eating bar, ideal for culinary adventures and social gatherings. Elegant Living Space: Open-concept living and dining area adorned with 9-foot knockdown ceilings and gleaming hardwood floors. Private Den: Lower-level den perfect for a home office, study, or cozy TV nook. Outdoor Oasis: Enjoy summer evenings on your south-facing balcony equipped with a gas BBQ hookup, or relax on the charming patio&mdash;both perfect for entertaining or unwinding. Master Retreat: Upstairs, find two well-sized bedrooms, including a master suite with a walk-in closet and ensuite bathroom. Prime Location: Situated adjacent to a full shopping center and surrounded by scenic walking paths, combining convenience with tranquility. Community Vibes: Nestled in a well-maintained, friendly, and serene complex that fosters a strong sense of community. Whether you’re a first-time buyer seeking a stylish starter home or an investor looking for a valuable addition to your portfolio, this property offers the perfect blend of comfort, convenience, and charm. Don’t miss out on this gem&mdash;schedule your viewing today!