



**2104, 175 Silverado Boulevard SW  
Calgary, Alberta**

**MLS # A2145143**



**\$369,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	2014 (10 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>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan		

**Inclusions:** N/A

Please enjoy the 3D tour of this charming unit! This lovely CORNER unit is located in the highly desirable Silverado community, backing onto a vast green space. Featuring an open-concept layout, the big, bright living room with picture windows welcomes you in. The unit includes a well-appointed kitchen with stainless steel appliances, a raised breakfast bar, and granite counters. It also has a convenient laundry room. The generous-sized master bedroom boasts an ensuite bathroom, while a second bedroom and another full bathroom add to the home's functionality. For added convenience, the property offers underground parking. The location is ideal. Situated beside Holy Child School and just a 9-minute drive to Glenmore Christian Academy private school. It's less than a 5-minute drive to public schools, parks, and the LRT Bridlewood station. Nearby amenities include Silverado Shopping Centre, Shawnessy Shopping Centre, a movie theatre, grocery stores, multiple coffee shops, and popular restaurants. Enjoy easy access to major routes such as Deerfoot Trail and Stoney Trail and a quick 30-minute drive to downtown. Whether you're a first-time home buyer or an investor looking for an incredible opportunity, this is the perfect place!