



**1104, 175 Silverado Boulevard SW  
Calgary, Alberta**

**MLS # A2145703**



**\$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>	868 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Plug-In, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 566
<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>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Murphy bed located in second bedroom

Welcome to Silverado community--one of the most sought after neighbourhoods in Calgary! This beautiful and well-maintained 2-BEDROOM, 2-FULL BATH, CORNER END UNIT comes with 2 PARKING SPACES (1 UNDERGROUND + 1 SURFACE PARKING), 1 STORAGE SPACE, and a huge WRAP AROUND PATIO. Upon entry, you will be greeted by an open concept design showcasing the kitchen, dining, living room and a large window allowing plenty of outdoor light inside, making this unit bright and airy. This unit comes with a 9' ceiling, newer hardwood floor throughout with ceramic tiles in the kitchen and bathrooms, a pantry, in-suite laundry, and a Murphy bed located in the second bedroom. The masters bedroom is very spacious and has a well-sized closet, big window, en-suite bathroom, and a patio door that provides straight access to the outdoor garden patio. As an added bonus, you can also access the unit through its own back garden door featuring its wrap-around patio that is perfect for relaxing, enjoying the nice weather, and entertaining guests. There is also plenty of street parking for your guests just steps away from your back garden door. This home is located near bus stops and is very close to a lot of amenities, including restaurants, Shopping Centre, parks, and schools. But more importantly, the unit offers quick and easy access to Stoney Trail, Macleod Trail, and Deerfoot Trail. Don't miss the opportunity to make this wonderful home yours!