



1201, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2185718



\$350,000

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	860 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: Ask realtor for details

Welcome to this chic and stylish 2-bedroom, 2-bathroom condo in the sought-after community of Silverado! Thoughtfully designed with a west-facing orientation, this second-floor unit combines modern upgrades with everyday practicality and a host of additional benefits that make it special. Step inside and discover the perfect blend of comfort and contemporary design. The upgraded two-toned kitchen is a standout feature, boasting sparkling quartz countertops, a glass tile backsplash, a raised eating bar, stainless steel appliances, and under-cabinet lighting that adds an elegant touch. The open-concept layout maximizes natural light, creating a warm and inviting atmosphere that's perfect for entertaining or relaxing in style. Brand-new roller blinds, Safety/Health Canada-approved with a 10-year warranty, have just been installed, adding both functionality and a modern aesthetic. The bedrooms are thoughtfully designed for privacy and convenience, making this home ideal for small families, those looking for a mortgage helper, or anyone needing a functional work-from-home setup: The primary bedroom is a tranquil retreat, large enough for a king-size bed, and features a walk-in closet and private 3-piece ensuite. The second bedroom, with its own walk-in closet, offers flexibility and has easy access to the separate 4-piece bathroom. Additional highlights include: West-facing balcony, perfect for enjoying sunsets and unwinding after a long day. In-suite laundry with plenty of shelving for storage. A titled indoor parking spot and a separate storage unit Bonus Benefits: The second-floor location provides extra security, offering peace of mind for you and your family. With no other units directly in front, you'll enjoy enhanced privacy. Have a second car? No problem! There's street parking nearby and you maybe able to keep your eye directly from you

balcony and window. Situated in a well-maintained complex in Silverado, this home is in a vibrant neighborhood close to a variety of amenities. For added convenience, this unit also offers the option to purchase fully furnished, making it a true turn-key opportunity.