3116, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2186464

$349,500

Division:	Silverado
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment
Size:	774 sq.ft.
Age:	2013 (12 yrs old)
Beds:	2
Baths:	2
Garage:	Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Radiant	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 510
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A

PARK-LIKE LIVING CONNECTED TO NATURE! Welcome to Sawyer Silverado... maintenance-free living at its finest! A popular low-rise condo complex in the heart of this sought-after Southwest community. This unit offers TONS OF NATURAL LIGHT. Featuring 2 oversized bedrooms, 2 full baths, a large walk in closet, office/study area if you work from home, all with DIRECT ACCESS TO OPEN-GREEN SPACE. Sit and relax on your patio or walk right from this entertainment area (with BBQ line) onto grass and stroll along thru community pathway system or to nearby shopping plaza. This showhome like kept unit has newer additions of luxurious engineered flooring area and light fixtures (over $7,000 value) as well as wheelchair access with it's convenient location. Floor plan layout is ideal with bedrooms separated by a central living room creating loads of privacy. Large kitchen peninsula has long raised eating bar and modern style flat cabinetry finish. Titled underground parking, assigned storage (separate from the unit) and front load washer and dryer with extra storage in unit are all part of this fantastic apartment purchase. This complex is surrounded by open-green spaces, pathways and only a block to city transit, minutes to shopping, dining, Stoney Trail , Deerfoot Trail, South Campus Hospital. Book appointment in advance and come see this perfect new space to call HOME.