



**310 Silverado Common SW
Calgary, Alberta**

MLS # A2189318



\$439,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,375 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: none

Discover this impeccable 3-storey townhome in Silverado, featuring 2 bedrooms plus a main level office/den, an attached oversized single garage, and an additional parking in the driveway. Spanning 1,375 sq.ft and ideally located across from a scenic pond and opposite of shopping, this freshly painted home offers both comfort and convenience. On the main floor, find a versatile den/office perfect for remote work, along with a convenient half-bathroom. The second floor boasts durable laminate flooring and a stylish, open kitchen with granite countertops, a tile backsplash, "ceilings, and easy access to the north-facing deck for serene evenings or morning coffee. The adjacent dining area and spacious living room with large windows create a welcoming atmosphere for relaxation or entertaining. The upper floor features two large bedrooms, with the master comfortably fitting a king-sized bed, and a full bathroom equipped with ceramic tile flooring and granite countertops. A handy upper laundry room adds to the practical layout. This well-managed complex keeps condo fees low and is pet-friendly, allowing up to two pets with board approval. Positioned next to full-service shopping offering everything from groceries to banking and dining, and so close to public transportation, the location ensures ease of living and accessibility. Move-in ready with quick possession available, this townhome is perfect for those seeking a blend of stylish living and superb location. Schedule your private showing today to see all that this beautiful Silverado residence has to offer!