



GRASSROOTS
REALTY GROUP

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1315, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2206906



\$365,000

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Incredible opportunity to own a TOP FLOOR unit in the award-winning development, located in the desirable community of Silverado! This beautifully maintained 2-bedroom, 2-bathroom condo offers a bright and open layout with soaring 9FT CEILINGS, engineered hardwood flooring, and OVERSIZED WINDOWS that fill the space with NATURAL LIGHT. The modern kitchen boasts QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, full-height cabinetry, and a stylish tiled backsplash, perfect for cooking and entertaining. The spacious living area leads to a private balcony with no direct neighbour windows, complete with a BBQ gas hookup for outdoor enjoyment. This unit comes with TITLED UNDERGROUND PARKING and a SEPARATE ASSIGNED STORAGE LOCKER, adding to the convenience. Enjoy the ease of in-suite laundry and the peace of mind of living on the top floor with no neighbours above. Ideally situated within walking distance to Holy Child School (K-9) and just minutes from Silverado Shopping Centre (Sobeys, Shoppers, and more), transit, parks, restaurants, and quick access to Stoney Trail and Macleod Trail. This is one of the best units in the complex, offering a perfect blend of style, functionality, and location. Don't miss out—schedule your viewing today!