



**GRASSROOTS**  
REALTY GROUP

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**3314, 175 Silverado Boulevard SW**  
**Calgary, Alberta**

**MLS # A2208981**



**\$289,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	609 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this beautifully maintained 1 bedroom + spacious den condo in the heart of Silverado, one of Calgary's most sought-after family communities. Located on the top floor, this bright and airy unit boasts unobstructed views of lush green space &mdash; the perfect setting for peace and privacy. Step inside to discover a modern open-concept kitchen featuring sleek cabinetry, stainless steel appliances, and kitchen bar&mdash; ideal for entertaining. The laminate flooring throughout adds a clean, contemporary feel, while the large windows flood the space with natural light. Enjoy your morning coffee or evening wine on the oversized balcony, or unwind in the versatile den, perfect for a home office, guest room, or nursery. Additional features include secure underground parking, a dedicated storage locker, and a well-managed building with great amenities. Whether you're a first-time buyer, downsizer, or investor &mdash; this home checks all the boxes. Close to schools, parks, shopping, and transit. Don't miss your chance to live in Silverado &mdash; where community and convenience come together.