



GRASSROOTS
REALTY GROUP

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205 Silverado Common SW
Calgary, Alberta

MLS # A2213054



\$432,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		
Inclusions:	N/A		

Discover this WELL-MAINTAINED 3-storey townhome in the heart of Silverado, featuring 2 bedrooms, a main-level office/den, and an OVERSIZED single garage. The 1,346 sq.ft. home is FRESHLY PAINTED and located near shops, restaurants, and a PEACEFUL POND with WALK-WAYS. Upon entering the condo, on the main floor, you will find a versatile DEN/OFFICE and a half-bath. Upstairs, find laminate flooring and an OPEN-CONCEPT kitchen with GRANITE COUNTERTOPS, tile backsplash, 9' CEILING, and a LARGE SOUTH-FACING BALCONY. The spacious dining and living areas have LARGE WINDOWS, letting in an abundance of NATURAL LIGHT. On the upper level, you'll find two LARGE BEDROOMS, a full bathroom featuring CERAMIC TILE and GRANITE finishes. The UPPER-LEVEL LAUNDRY adds to the convenience. Located in a WELL-MANAGED, PET-FRIENDLY complex with A SUPER LOW CONDO FEE and easy access to amenities. MOVE-IN READY! Treat yourself to this BEAUTIFUL CONDO. Call your favourite realtor and book a showing today!