

1115, 175 Silverado Boulevard SW  
Calgary, Alberta

MLS # A2234982



## \$349,000

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Leased, Off Street, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan		

**Inclusions:** N/A

Get ready to fall in love with this fabulous main floor condo in Silverado! This bright and airy unit has everything you need, with west-facing windows that let in those warm afternoon and evening rays, perfect for soaking up the sun in your living room or one of the two bedrooms. Whip up breakfast or midnight snacks in a kitchen that's both functional and open. Featuring a peninsula island with a breakfast bar, there's plenty of space for your culinary adventures and all the munchies you can handle. Plus, an additional shelving unit opposite the kitchen provides ample storage for all your secret ingredients. The layout is ideal, separating your two bedrooms with a cozy living room for maximum privacy. The primary suite comes complete with a walk-through closet and a chic 3-piece ensuite. Need to get some work done? The built-in desk/workspace makes it easy to stay productive without sacrificing style. And let's talk convenience! Your in-suite laundry means no more lugging baskets up and down the stairs. Plus, you get not one, but TWO parking solutions: an underground, titled parking stall and an above-ground life lease stall. Want a little extra storage? An assigned storage locker is included too! Located just a hop, skip, and jump from all the shops and amenities you could ever want, this condo is ready to become your new happy place. Silverado also has more than 8 KM of walking and biking paths and is close by a nature reserve. Some images have been virtually staged to give you a peek at the true potential of this awesome space! Don't miss out, your new life in Silverado is ready for you! Call your favourite realtor to view.