

3108, 175 Silverado Boulevard SW  
Calgary, Alberta

MLS # A2162718



**\$290,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to beautiful Silverado! This bright, open and modern, 1-bedroom, 1-bathroom, west facing unit features 9' ceilings, just over 600sqft of living space, large west facing windows (allowing for maximum natural light), and laminate floors. The kitchen boasts SS appliances, tile backsplash, breakfast bar and quartz countertops. The spacious and bright bedroom also has large west facing windows, walk through closet, and 4-pc connected washroom. This ground floor unit also comes with your own large (12'X9') west facing patio, built-in desk and shelf area, barn door, TITLED HEATED UNDERGROUND PARKING STALL (#8), and assigned storage unit (#13) attached to your parking stall. Just steps away from schools, retail shopping, Sobeys, ball diamonds, soccer pitches, parks, greenspaces, and walking/bike paths. With close proximity to Stoney Trail, Deerfoot Trail, and Macleod Trail, heading out to the mountains, downtown, or just getting around the city is a breeze. This home is a must see. Book your showing today!