

# \$300,000 - 3314, 175 Silverado Boulevard Sw, Calgary

MLS® #A2208981

**\$300,000**

1 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

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 – 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 – 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 – this home checks all the boxes. Close to schools, parks, shopping, and transit.

Don't miss your chance to live in Silverado – where community and convenience come together.

Built in 2014

## Essential Information

MLS® #

A2208981



Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	609
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3314, 175 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V5

### **Amenities**

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Elevator, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	April 5th, 2025
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Days on Market	7
Zoning	DC
HOA Fees	220
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            CIR Realty

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