

# \$359,962 - 3212, 175 Silverado Boulevard Sw, Calgary

MLS® #A2112021

**\$359,962**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

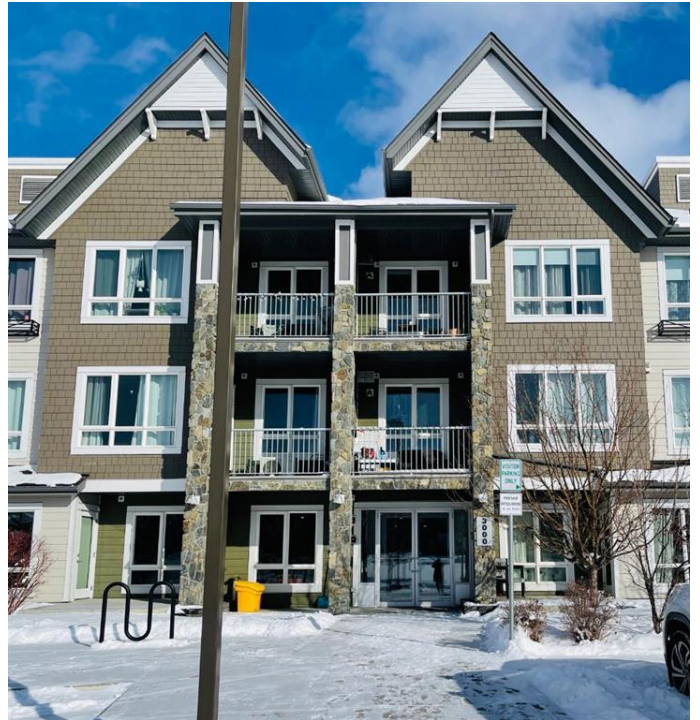
Silverado, Calgary, Alberta

Home:

Welcome to your new home in the "Sawyer" in Silverado. You will enjoy this 2 bedroom & 2 full bath with in-suite laundry. This home is almost 900 sq/ft complete with an 18' x 6' balcony, titled parking & storage. It is modern & practical. You will appreciate the open concept design perfect for living & entertaining. Come by & see the homes location of being an end corner unit along with 9 ft. ceilings. Your kitchen has stainless steel appliances, quartz countertops, beautiful subway tiles with undermount lighting. Do not forget that raised breakfast bar for those quick meals. Plenty of room for the dining area & living room. This home is move-in ready, ceramic tile where needed, lovely laminate floors in all open places and cozy carpet in the bedrooms, brand new in the 2nd bedroom. You can also take advantage of the green space just steps away from your building. Lots of visitor parking is available for your guests. This property is ideally located just a stone's throw away from a ball diamond, a spacious green space, schools, walking paths, transportation options, and various amenities. Schedule your viewing today!

Community:

Nestled on the edge of Southwest Calgary, you'll find Silverado, a community that boasts stunning landscapes, with plenty of parks and pathways, nearby local amenities, and the prestigious Spruce Meadows.



Silverado boasts over 150 acres of extensive pathways designed for walking, cycling and trail riding, making it perfect for active lifestyles. Another hidden gem in Silverado, is the scenic 80 acre nature reserve which includes picturesque Radio Tower Creek and adjoining natural wetlands. If you're looking for urban convenience, you'll find it in Silverado. Between the local Silverado Shopping Centre, the nearby Shawnessy's Shopping Centre and the Shoppes of Bridlewood, there are over 250 stores and shopping destinations in Calgary's southwest. There are also plenty of parks within close proximity to Silverado such as Fish Creek Provincial Park and Kananaskis Country which provides unlimited access to camping, hiking, biking, cross-country skiing and more just a short drive away. Making this a favorite for some, Silverado is adjacent to the world-renown equestrian facility of Spruce Meadows, and only minutes away to a variety of golf courses. The community of Silverado has the best of both worlds with wide open spaces and urban conveniences close by. With the recent addition of the ring road, Silverado now enjoys access from three points, Spruce Meadows, 194th Avenue and Macleod Trail and Sheriff King Street. This addition has been an added bonus to residents whether its a daily commute, an evening in the city or a day trip to the mountains making Silverado a truly connected community.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2112021  |
| Price      | \$359,962 |
| Sold Price | \$370,000 |
| Bedrooms   | 2         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 872         |
| Acres          | 0.00        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3212, 175 Silverado Boulevard |
| Subdivision | Silverado                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 0V5                       |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                             |
| Parking Spaces | 1                                                                           |
| Parking        | Garage Door Opener, Heated Garage, Off Street, Parkade, Titled, Underground |

### Interior

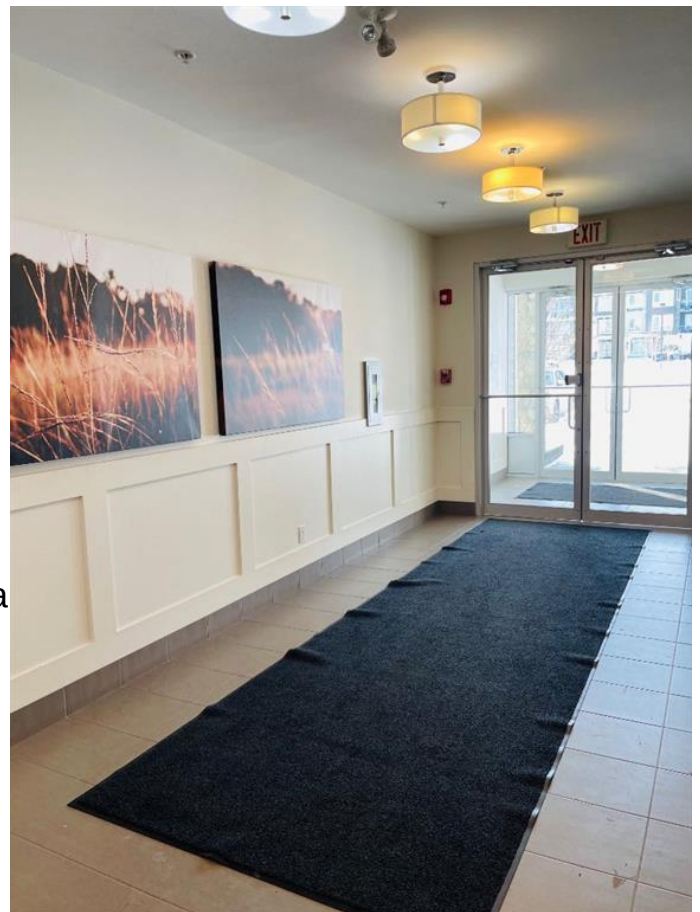
|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home                                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas, Radiant                                                                   |
| Cooling           | None                                                                                              |
| # of Stories      | 3                                                                                                 |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Playground                    |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 11th, 2024 |
|-------------|------------------|



|                |                  |
|----------------|------------------|
| Date Sold      | March 23rd, 2024 |
| Days on Market | 12               |
| Zoning         | DC               |
| HOA Fees       | 210.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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