

# \$489,900 - 146 Silverado Boulevard Sw, Calgary

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MLS® #A2114379

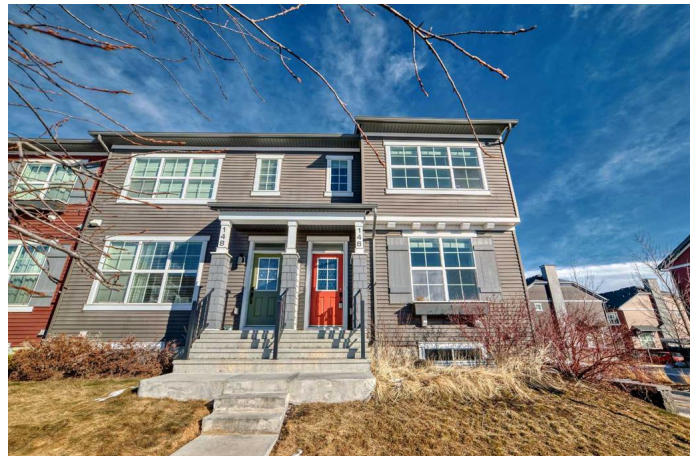
**\$489,900**

4 Bedroom, 4.00 Bathroom, 1,418 sqft

Residential on 0.03 Acres

Silverado, Calgary, Alberta

Open House on Saturday March 16 from 12:00pm - 2:00pm. Welcome to this immaculate property nestled in the heart of the beautiful and highly sought-after community of Silverado. Situated conveniently in front of a K-9 school and soon to rise the Francophone School, with a bus stop just steps away from your main entrance door, this home offers effortless access to shopping centers, restaurants, a movie house, and various outdoor recreational activities. This townhome boasts two parking titles, one of which is covered (#41) without cover (#11) and occupies an elevated end unit with a fully finished basement that was developed by the builder. With a total of 4 bedrooms and 3.5 bathrooms, this property provides ample space for comfortable living. As you step inside, you will be greeted by an abundance of natural light streaming in through numerous windows, creating a welcoming and inviting atmosphere. The functional kitchen is equipped with stainless steel appliances, quartz countertops, and a generously sized pantry, making it perfect for both cooking and entertaining. The entire main floor is adorned with laminate flooring, adding to the home's modern appeal. Upstairs, you'll discover the spacious master bedroom featuring a walk-in closet and a luxurious 4-piece ensuite bathroom with a standing shower tiled to perfection. Additionally, there are two other bedrooms on this level, each sharing access to a 4-piece bathroom with a bathtub. The developed



basement offers yet another bedroom, along with a 4-piece bathroom with a bathtub and a flexible space that can be used for entertainment or customized to suit your needs. This fantastic townhouse presents an incredible opportunity that you won't want to miss. Contact your favorite realtor today to schedule a showing and experience the charm of this home firsthand.

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2114379      |
| Price          | \$489,900     |
| Sold Price     | \$480,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,418         |
| Acres          | 0.03          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 146 Silverado Boulevard Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4C9                    |

**Amenities**

|           |                  |
|-----------|------------------|
| Amenities | Park, Playground |
|-----------|------------------|

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Additional Parking, Carport, T |

**Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | High Ceilings, No Animal H  |
|                   | Counters                    |
| Appliances        | Dishwasher, Dryer, Electric |
|                   | Coverings                   |
| Heating           | Forced Air, Natural Gas     |
| Cooling           | Window Unit(s)              |
| Fireplaces        | None                        |
| Has Basement      | Yes                         |
| Basement          | Finished, Full              |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Date Sold      | March 25th, 2024 |
| Days on Market | 11               |
| Zoning         | DC               |
| HOA Fees       | 212.10           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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