

\$480,000 - 159 Silverado Common Sw, Calgary

MLS® #A2120257

\$480,000

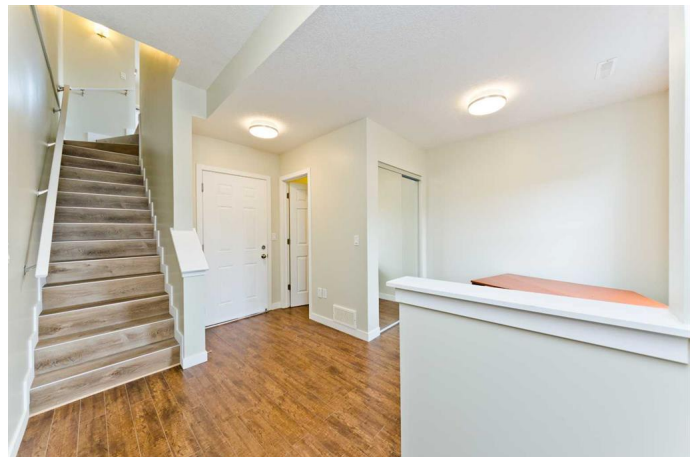
2 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.05 Acres

Silverado, Calgary, Alberta

Welcome to your cozy haven! This charming end unit townhome boasts a delightful location, nestled onto green space, offering an extended driveway accommodating two additional parking spots! Positioned in the serene corner of the complex, this residence showcases a single garage with extra long parking pad, a versatile main floor den/office, and a convenient half bath upon entry, featuring ample natural light through a large window and back door access. Ascending the stairs, you'll discover a spacious dining area leading into a well-appointed kitchen, complete with a sizable island topped with granite counters, stainless steel appliances, and a handy pantry. Step through the patio doors onto the sunny southeast-facing deck, perfect for enjoying outdoor BBQ while basking in the scenic views. This inviting second floor welcomes you with all brand-new LVP flooring and 9ft ceilings, imbuing a modern ambiance throughout. The third level hosts two generously sized bedrooms, a flexible den/flex room, two full bathrooms, and a laundry room. Both ensuites feature bathtubs and fresh LVP flooring. Recent upgrades include a 2023 installation of new washer/dryer and dishwasher.

Additional enhancements include freshly applied paint throughout, new window blinds, and the inclusion of a portable air-conditioning unit. Embrace the convenience of direct access to the picturesque green space via a nearby walking path, as well as nearby



amenities such as Sobeys, Shoppers, DQ, Medical Clinic, GYM, BMO bank, TD Bank. With easy access to Stoney Trail, proximity to transportation hubs, and schools, this move-in-ready home offers a blend of style and comfort for your enjoyment!

Built in 2013

Essential Information

MLS® #	A2120257
Price	\$480,000
Sold Price	\$479,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	159 Silverado Common Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 7S3

Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Corner Lot, Lawn, Greenbelt, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 26th, 2024
Days on Market	19
Zoning	DC (pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.