

\$299,900 - 3214, 175 Silverado Boulevard Sw, Calgary

MLS® #A2154004

\$299,900

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

This adorable unit has been very gently lived in by the original owner. It has the best parking spot and outdoor space in the complex. Located on the East side of the building with beautiful views of the park and soccer field, the large balcony will certainly become a favorite place to enjoy your morning beverage. The well laid out plan allows for great storage and nice size rooms. As you enter you will appreciate the large storage room with hanging rack, it also cleverly houses the full-size washer and dryer. The den is perfect for a home office, reading nook or it could even be a great place to do a little yoga or workout. The kitchen features plenty of counter and cupboard space. There is a raised breakfast bar and the quartz perfectly compliments the back splash. Notice there is also quartz in the 4 piece bathroom. The bedroom has a generous closet and more great views of both your outdoor living space and the park. The living room is a great place to relax on your oversized couch and watch your favorite show on your big screen TV. There is so much room packed into this great home. Exit through the garden door to the oversized balcony and notice just how large it is. There is plenty of room for your BBQ and outdoor furniture. This will definitely become an extension of your living space in the warmer months. Make your way to the parkade, here you will find your titled parking stall right beside the elevator. There is also extra storage conveniently located behind the



parking spot. If you are trying to get into the Calgary market or if you are downsizing, don't let this opportunity pass you by. This pretty complex has easy access in and out of the community and it is convenient to transit, grocery shopping and the neighborhood pub.

Built in 2014

Essential Information

MLS® #	A2154004
Price	\$299,900
Sold Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	611
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3214, 175 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V5

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 21st, 2024
Days on Market	21
Zoning	DC
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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