

\$429,500 - 328 Silverado Common Sw, Calgary

MLS® #A2156171

\$429,500

2 Bedroom, 2.00 Bathroom, 1,308 sqft

Residential on 0.02 Acres

Silverado, Calgary, Alberta

BACK ON MARKET!! Don't miss it! Ideally situated in the picturesque Silverado community, this meticulously maintained home features a versatile main floor flex room, perfect for a home office, playroom, or extra guest accommodation. It includes 2 bedrooms and 1.5 baths, with a single attached garage that provides direct access to the home, plus additional parking in the driveway.

The main level showcases a bright open-concept layout filled with natural light, complemented by high-quality laminate flooring and a spacious, European-inspired kitchen. The kitchen is elegantly designed with espresso-stained cabinets, granite countertops, an under-mount sink, and stainless-steel appliances, offering ample space for dining, relaxing, and entertaining. Upstairs, you'll find two generously sized bedrooms, both equipped with excellent storage solutions and abundant light. The main bath is roomy, and the added computer nook enhances the functionality of the space. The conveniently located laundry on the upper floor means no more carrying laundry up and down the stairs!

New water boiler and washing machine, dishwasher, microwave and fresh paint just makes the house perfect.

This home would be a perfect for a growing family or a professional couple, or even a retiree looking for a "lock and leave" situation. Enjoy easy access to the shops at a massive Silverado Market or take a leisurely stroll



through the surrounding greenery loaded with bicycle roads. With quick access to major transport routes, schools, and great amenities, this property is an ideal choice! Call for early viewing now!!

Built in 2012

Essential Information

MLS® #	A2156171
Price	\$429,500
Sold Price	\$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,308
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	328 Silverado Common Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0S4

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,
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	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 6th, 2024
Days on Market	28
Zoning	DC (pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
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