

# \$360,000 - 3315, 175 Silverado Boulevard Sw, Calgary

MLS® #A2157273

**\$360,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

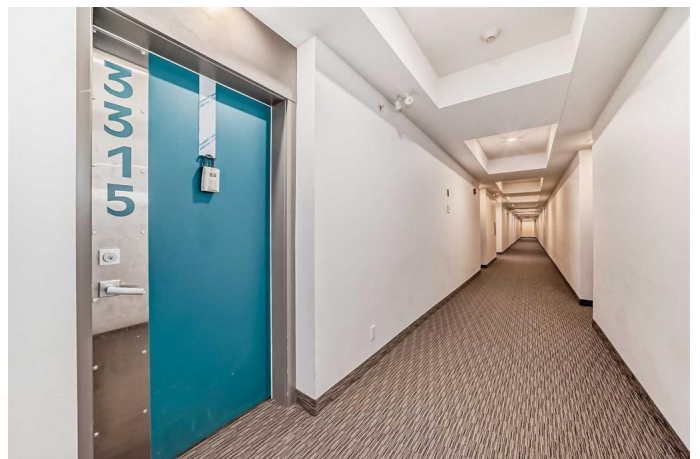
Welcome to Sawyer in Silverado! Experience luxury living in this top-floor condo featuring 9-foot ceilings and a bright, airy interior bathed in natural light. This spacious 2-bedroom, 2-bathroom unit boasts a wall of windows, offering stunning views of the vast green space and the perfect backdrop for breathtaking sunrises. This moves in ready unit comes with an open concept kitchen, complete with SS appliances, an island with raised-up bar for breakfast, elegant quartz countertops, a glass backsplash and sleek tile flooring. Enjoy the convenience of in-suite laundry and unwind in the living room, where big windows flood the space with sunlight. The living area leads to a private balcony equipped with a built-in gas connection, perfect for outdoor entertaining. The master bedroom includes 3-pcs en-suite bathroom which offering a standing shower. Recently updated: new paint throughout, new carpet and new quartz countertops. A titled underground parking and assigned storage included. Ample Street parking, Close to school, quick access to LRT station, Macleod Trail and Stony Trail, minutes away from shopping center

Built in 2014

## Essential Information

MLS® #                   A2157273

Price                     \$360,000



|                |               |
|----------------|---------------|
| Sold Price     | \$355,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 872           |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3315, 175 Silverado Boulevard Sw |
| Subdivision | Silverado                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2X 0V5                          |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Visitor Parking      |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| 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    | August 15th, 2024    |
| Date Sold      | September 13th, 2024 |
| Days on Market | 29                   |
| Zoning         | DC                   |
| HOA Fees       | 210.00               |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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.