

# \$300,000 - 3314, 175 Silverado Boulevard Sw, Calgary

MLS® #A2208981

**\$300,000**

1 Bedroom, 1.00 Bathroom, 609 sqft  
Residential on 0.00 Acres

Silverado, Calgary, Alberta

Welcome to this beautifully maintained 1 bedroom + spacious den condo in the heart of Silverado, one of Calgary's most sought-after family communities. Located on the top floor, this bright and airy unit boasts unobstructed views of lush green space – the perfect setting for peace and privacy. Step inside to discover a modern open-concept kitchen featuring sleek cabinetry, stainless steel appliances, and kitchen bar – ideal for entertaining. The laminate flooring throughout adds a clean, contemporary feel, while the large windows flood the space with natural light. Enjoy your morning coffee or evening wine on the oversized balcony, or unwind in the versatile den, perfect for a home office, guest room, or nursery. Additional features include secure underground parking, a dedicated storage locker, and a well-managed building with great amenities.

Whether you're a first-time buyer, downsizer, or investor – this home checks all the boxes. Close to schools, parks, shopping, and transit.

Don't miss your chance to live in Silverado – where community and convenience come together.

Built in 2014

## Essential Information

MLS® #                      A2208981



|                |                   |
|----------------|-------------------|
| Price          | \$300,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 3314, 175 Silverado Boulevard Sw |
| Subdivision | Silverado                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2X 0V5                          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Elevator, No Animal Home, No Smoking Home                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Roof              | Asphalt                      |
| Construction      | Composite Siding, Wood Frame |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 5th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 12  |
| Zoning         | DC  |
| HOA Fees       | 220 |
| HOA Fees Freq. | ANN |

### **Listing Details**

Listing Office          CIR Realty

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