

1114, 175 Silverado Boulevard SW
Calgary, Alberta**MLS # A2248901****\$299,900**

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	598 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this beautifully renovated one-bedroom plus den condominium in the sought-after community of Silverado, where contemporary design meets the ease and comfort of suburban living. Recently refreshed with all new paint, brand-new flooring, Stove, washer/dryer and upgraded light fixtures, this home feels modern, bright, and move-in ready. Offering 9-foot ceilings, expansive west-facing windows, and an inviting open-concept floor plan, it is filled with warm natural light and opens directly onto your own walk up private patio- Enjoy relaxing in the afternoon sun or enjoying evening gatherings also perfect for dog lovers which adds all the convenience on daily walks and for guests to visit making it a breeze. From the moment you enter, a generous foyer with a spacious walk-in coat closet sets the tone for a well-planned layout that blends function and style. The main living area seamlessly integrates the kitchen, dining, and living spaces, creating a welcoming environment ideal for both everyday living and entertaining. The kitchen is a standout feature, boasting a raised breakfast bar, sleek granite countertops, full-height cabinetry for ample storage, a timeless subway tile backsplash, and a complete set of black appliances. A versatile den just off the main living space provides the perfect spot for a home office, study, or reading nook—tailored to suit your lifestyle. The bedroom offers a spacious closet and easy access to a stylish four-piece bathroom finished with matching granite counters and contemporary fixtures. Additional highlights include in-suite laundry, a tiled underground parking stall, and a dedicated storage locker for seasonal or bulky items. The Sawyer building is pet-friendly (with board approval) and ideally located to take advantage of everything this vibrant community has to offer. You're just steps from

community gardens, shopping, dining, schools, and an extensive network of walking and biking trails, as well as playgrounds and green spaces. Quick access to major routes like Stoney Trail makes commuting or traveling around Calgary a breeze, and the renowned Spruce Meadows equestrian facility is only minutes away. Whether you're a first-time buyer, downsizing, or seeking an investment property, this home offers the perfect combination of modern style, thoughtful design, and a prime location. Book your private showing today and experience why Silverado remains one of Calgary's most desirable neighborhoods. Book your showing and come on Buy!