

2307, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2256133



\$335,000

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to 2307, 175 Silverado Boulevard SW – a stylish and move-in ready 2 bedroom, 2 bathroom top-floor condo in the sought-after community of Silverado. Built by Homes by Avi, this well-designed home offers thoughtful upgrades, modern finishes, and a bright, private setting that truly stands out. Step inside and enjoy the 9 ft. knockdown ceilings and large windows that fill the home with natural light. The open-concept floor plan is enhanced by laminate hardwood flooring throughout, a freshly painted unit including baseboards, and a built-in office nook with desk and shelving – perfect for work or study. The contemporary kitchen features stainless steel appliances, tile backsplash, under-cabinet lighting, and a gas BBQ connection on the balcony for year-round convenience. The thoughtful layout places the bedrooms on opposite sides for privacy, with the primary suite including a walk-through closet and ensuite with stand-up shower, while the second full bathroom offers a soaker tub. Additional highlights include top-down / bottom-up window coverings, air conditioning, and a built-in TV wall mount connection. Relax outdoors on your private balcony with courtyard views that will never be blocked, thanks to the open field and school located behind the complex. Unlike many units, there are no adjacent balconies, ensuring privacy and a quiet space to unwind. The building itself is well managed by Karen King & Associates and known for its peaceful setting, with a welcoming lobby, ample visitor parking at the front, and a beautifully maintained central courtyard with pathways. This home also includes a titled underground heated parking stall that is extra wide and a separate storage unit. Silverado is an established yet vibrant neighbourhood with easy access to Stoney Trail, shopping, groceries, banks, fitness, and dining – all

within walking distance. The community also offers schools, parks, and green spaces, making it a well-rounded place to call home. If you're looking for a modern top-floor unit with privacy, upgrades, and unbeatable convenience, this home is available for immediate possession.