

**1311, 175 Silverado Boulevard SW  
Calgary, Alberta**

**MLS # A2264674**



**\$289,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silverado                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 608 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                            |                   |        |
|--------------------|--------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                          | <b>Condo Fee:</b> | \$ 405 |
| <b>Basement:</b>   | -                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Quartz Counters, Storage   |                   |        |

**Inclusions:** none

Welcome to this impeccably well maintained top-floor 1-bedroom plus den condo located in Silverado, one of Calgary's most sought-after family communities. Upon entering, you will be greeted by a large, bright window that fills the open-concept floor plan with natural light. The chef-inspired kitchen boasts quartz countertops and a full set of beautifully maintained stainless steel appliances. The large laundry room includes a Whirlpool washer/dryer and plenty of storage. The versatile den can serve as an additional bedroom or a private home office, featuring ample storage. The master bedroom offers plenty of space for a large bed and a window overlooking the courtyard. It is clear that no expense was spared in the creation of this home. This condo also includes one titled underground parking stall and an assigned storage unit. This stunning property is a must-see and is priced to sell.