# \$289,900 - 3314, 175 Silverado Boulevard Sw, Calgary

MLS® #A2208981

## \$289,900

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 â€" the perfect setting for peace and privacy. Step inside to discover a modern open-concept kitchen featuring sleek cabinetry, stainless steel appliances, and kitchen barâ€" 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 â€" this home checks all the boxes. Close to schools, parks, shopping, and transit.

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







Built in 2014

#### **Essential Information**

MLS® # A2208981

Price \$289,900

Bedrooms

.

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, Trash, Visitor Parking, Storage

Parking Spaces

Parking Underground

1

#### Interior

Interior Features Elevator, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Baseboard, Natural Gas, Hot Water

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 27
Zoning DC
HOA Fees 220
HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.