

205 Silverado Common SW
Calgary, Alberta

MLS # A2213054



\$424,900

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|------------------|---|---------------|-------------------|
| Division: | Silverado | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,346 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Garage Door Opener, Oversized, Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Interior Lot | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 225 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub | | |

Inclusions: N/A

Discover this WELL-MAINTAINED 3-storey townhome in the heart of Silverado, featuring 2 bedrooms, a main-level office/den, and an OVERSIZED single garage. The 1,346 sq.ft. home is FRESHLY PAINTED and located near shops, restaurants, and a PEACEFUL POND with WALK-WAYS. Upon entering the condo, on the main floor, you will find a versatile DEN/OFFICE and a half-bath. Upstairs, find laminate flooring and an OPEN-CONCEPT kitchen with GRANITE COUNTERTOPS, tile backsplash, 9' CEILING, and a LARGE SOUTH-FACING BALCONY. The spacious dining and living areas have LARGE WINDOWS, letting in an abundance of NATURAL LIGHT. On the upper level, you'll find two LARGE BEDROOMS, a full bathroom featuring CERAMIC TILE and GRANITE finishes. The UPPER-LEVEL LAUNDRY adds to the convenience. Located in a WELL-MANAGED, PET-FRIENDLY complex with A SUPER LOW CONDO FEE and easy access to amenities. MOVE-IN READY! Treat yourself to this BEAUTIFUL CONDO. Call your favourite realtor and book a showing today!