

1210, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2254243

\$324,900

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the Sawyer complex of Silverado, built by Avi Urban. Overlooking the courtyard, this unit features 9' ceilings, engineered hardwood floors, and a new microwave hood fan. The open kitchen offers ample storage, stainless steel appliances, and a stylish backsplash. The smart layout separates the bedrooms for privacy. The primary includes a large closet and 3-piece ensuite, while the second bedroom has a walk-in closet and easy access to a 4-piece bath. In-suite laundry, a heated underground titled parking stall, and an assigned storage locker add convenience. Located near green spaces, schools, shopping, YMCA, South Health Campus, and with quick access to major roadways—this move-in ready condo is a must-see!