

## 227 Silverado Common SW Calgary, Alberta

**MLS # A2233951**



**\$460,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** n/a

Welcome to this warm and inviting 3 bedroom, 2.5 bathroom end-unit townhome one of the nice unit in the complex to have. This home is filled with natural light big windows, creating a bright and cheerful space. The kitchen is modern and stylish, with granite counters, stainless steel appliances, and a big island&mdash;perfect for cooking and gathering. The main floor features a spacious dining area, and a cozy living room with a fireplace. There's a separate den/home office&mdash;great for working from home. Upstairs, you'll find three generous bedrooms, including a primary suite with a dual closet and ensuite. You&rsquo;ll love the attached garage AND a second titled parking stall, plus the home sits beside a peaceful garden courtyard. Just steps from groceries, shops, and everyday conveniences&mdash;you may never need to drive for errands again! Located in a quiet, family-friendly neighborhood with easy access to main roads. The complex is beautifully cared for and has very low condo fees. A truly special home waiting for its next chapter. What are you waiting for! BOOK Now while its available