

3102, 175 SILVERADO Boulevard SW
Calgary, Alberta

MLS # A2314259



\$299,000

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this thoughtfully designed 2-bedroom, 2-bathroom condo offering exceptional value in the desirable community of Silverado. Priced to stand out in today's market, this is a strong opportunity for first-time buyers, investors, or downsizers seeking affordability without compromise. The smart open-concept layout features a bright living space, functional kitchen with ample storage, and well-separated bedrooms for added privacy. **Both bedrooms are generously sized and currently accommodate king-sized beds,** highlighting the exceptional space and versatility of this floor plan. The primary bedroom includes a full ensuite, while the second bedroom is perfect for guests, roommates, or flexible workspace use. Enjoy the convenience of in-suite laundry, titled/assigned parking (adjust if applicable), and a comfortable balcony ideal for relaxing or BBQs. The building is well-located close to transit, schools, parks, walking paths, and major roadways. A full iGUIDE 3D tour is available, allowing buyers to explore the home virtually before booking a showing. Clean, move-in ready, and competitively priced for today's market—offering strong long-term value in a well-connected southwest Calgary community.