

**2107, 175 Silverado Boulevard SW
Calgary, Alberta**

MLS # A2317476



\$300,000

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	734 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Stone Counters, Storage		

Inclusions: N/A

Welcome to Sawyer at Silverado, a thoughtfully designed community by Homes by Avi that blends timeless architecture with modern comfort in the heart of the vibrant Silverado neighbourhood. This beautifully designed 2-bedroom, 2-full-bathroom home offers an ideal floor plan with 9-foot ceilings, oversized windows, and abundant natural light throughout. Enjoy the convenience of your own private front entrance, perfect for pet owners and anyone who appreciates easy in-and-out access. The bright, open living space flows seamlessly onto a generous balcony complete with a natural gas BBQ connection (BBQ included)—perfect for summer grilling and relaxing outdoors. This home also includes two parking stalls: one heated underground stall and one surface stall, providing rare and valuable flexibility. The architecture at Sawyer pairs modern interiors with classic Craftsman-inspired exteriors, featuring varied elevations, charming custom planter boxes, and elegant wrought-iron railings. The buildings are thoughtfully arranged around an extensively landscaped central courtyard with over 200 trees, scenic walking paths, and peaceful park benches, creating a private park-like setting for residents to enjoy. Just steps east of the community you'll find the Silverado Community Gardens, offering the unique opportunity to enjoy the convenience of condo living while still having space to garden. In winter, the neighbourhood ice rink becomes a gathering place for residents, while summer brings community events that make it easy to connect with neighbours and enjoy the welcoming spirit of Silverado. Everyday conveniences are just minutes away with a **4-minute drive to Sobeys, Shoppers Drug Mart, quick-service restaurants, and the neighbourhood favourite Kildares Ale House—perfect for an easy dinner out or meeting friends for a drink.

The ground-floor location is ideal for pet owners, families, and anyone seeking effortless access, and you'll appreciate being just steps from both public and Catholic schools, parks, and everyday amenities. A perfect blend of comfort, community, and convenience—welcome home to Sawyer in Silverado.