

1310, 175 Silverado Boulevard SW
Calgary, Alberta

MLS # A2349617



\$294,500

Division:	Silverado		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Owned, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

WOW! If you have been waiting for a beautiful condo in an excellent complex, then you don't want to miss this one. Located on the TOP FLOOR of SAWYER in Silverado this lovely suite has a terrific view overlooking the huge treed green space courtyard and beyond. As you enter the building there is a very nice sitting area for your guests to relax while you come to greet them. The elevator will bring you to the TOP FLOOR where the wide hallway to your right brings you home. As you enter the suite you will be struck by it's pristine condition with it's fresh paint and spacious open floor plan. The suite is flooded with natural light from the oversized 3 panel windows in the main living space as well as both of the bedrooms. The main living space, with it's gorgeous view overlooking the courtyard, provides you with terrific flexibility in designing your entertainment space as well as direct access to the balcony with a gas barbecue stub. The kitchen is awesome with an abundance of cabinet and counter space, a breakfast bar with 3 specialty pendant lights, quartz countertops, stainless steel appliances and a pantry to the side. There are 2 large bedrooms, both with walk-in closets, and the Primary suite features a 3 piece ensuite bathroom with an oversized shower stall. Additionally, there is a work station. a 4 piece main bathroom and a stacked washer & dryer completing this beautiful suite. To make arriving & departing comfortable and secure, there is a titled underground parking stall, with security cameras, and an assigned storage locker with shelving. From a convenience point you will love the neighborhood pub, close proximity to shopping and great access to major transportation routes. If you have been looking for your new home in Silverado, then you will not want to miss seeing this beautiful suite!!!