

# \$439,000 - 310 Silverado Common Sw, Calgary

MLS® #A2189318

**\$439,000**

2 Bedroom, 3.00 Bathroom, 1,375 sqft  
Residential on 0.02 Acres

Silverado, Calgary, Alberta

Discover this impeccable 3-storey townhome in Silverado, featuring 2 bedrooms plus a main level office/den, an attached oversized single garage, and an additional parking in the driveway. Spanning 1,375 sq.ft and ideally located across from a scenic pond and opposite of shopping, this freshly painted home offers both comfort and convenience. On the main floor, find a versatile den/office perfect for remote work, along with a convenient half-bathroom. The second floor boasts durable laminate flooring and a stylish, open kitchen with granite countertops, a tile backsplash, 8' ceilings, and easy access to the north-facing deck for serene evenings or morning coffee. The adjacent dining area and spacious living room with large windows create a welcoming atmosphere for relaxation or entertaining. The upper floor features two large bedrooms, with the master comfortably fitting a king-sized bed, and a full bathroom equipped with ceramic tile flooring and granite countertops. A handy upper laundry room adds to the practical layout. This well-managed complex keeps condo fees low and is pet-friendly, allowing up to two pets with board approval. Positioned next to full-service shopping offering everything from groceries to banking and dining, and so close to public transportation, the location ensures ease of living and accessibility. Move-in ready with quick possession available, this townhome is perfect for those seeking a blend of stylish living and superb location. Schedule your



private showing today to see all that this beautiful Silverado residence has to offer!

Built in 2011

### Essential Information

MLS® #	A2189318
Price	\$439,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	310 Silverado Common Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0G7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Basement                None

## **Exterior**

Exterior Features    Balcony, Courtyard

Lot Description        Landscaped

Roof                     Asphalt Shingle

Construction         Vinyl Siding

Foundation            Poured Concrete

## **Additional Information**

Date Listed            February 15th, 2025

Days on Market       54

Zoning                  DC

HOA Fees               210

HOA Fees Freq.       ANN

## **Listing Details**

Listing Office         2% Realty

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