

# \$434,800 - 208 Silverado Common Sw, Calgary

MLS® #A2192616

**\$434,800**

2 Bedroom, 3.00 Bathroom, 1,346 sqft  
Residential on 0.00 Acres

Silverado, Calgary, Alberta

Welcome to this very affordable Silverado townhouse, with contemporary living at its best! Nestled within steps of everything you need—shops for groceries, medical clinic, coffee shop, gym and yoga studio, and of course your local pub. This unit has a South facing, sunny patio that is perfect for your morning coffee. Step inside - and you have a cozy main floor den offering a quiet setting for your home office or a tranquil reading nook. Also adjacent to it is a half-bath and a single oversized garage. Ascend to the main living area and enjoy a bright and open concept with a large kitchen that features a sleek island, granite countertops and stainless steel appliances. That includes a double sided fridge with water and ice, stove, dishwasher and microwave-hoodfan. Hosting a friend get-together or a Birthday party is a joyful event with the spacious dining area and the adjacent balcony with a gas line for year-round BBQs. Living room with additional space for study desk or a book shelf. Upstairs convenience meets style with 2 good size bedrooms and in-suite laundry discreetly tucked away. The primary bedroom is a serene retreat with a 3-piece ensuite. A generously sized second bedroom and a four-piece bath—also showcasing granite—complete the top floor. Parking for one vehicle in the garage PLUS another on the driveway. With an affordable price tag that invites first-time buyers and savvy investors alike, this gem is move-in ready and waiting for



you to call it home.

Built in 2011

### **Essential Information**

MLS® #	A2192616
Price	\$434,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	208 Silverado Common Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0S5

### **Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None

Basement                None

## **Exterior**

Exterior Features    Balcony, BBQ gas line

Lot Description        Front Yard

Roof                     Asphalt Shingle

Construction         Vinyl Siding

Foundation            Poured Concrete

## **Additional Information**

Date Listed            February 5th, 2025

Days on Market        37

Zoning                  DC

HOA Fees                210

HOA Fees Freq.        ANN

## **Listing Details**

Listing Office          CIR Realty

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