1102 175 Silverado Boulevard SW

Calgary | Active | MLS® A2358457

$285,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2013**	**740.56 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Within 30 days, you could own this comfortable apartment with underground parking and a separate storage locker. Warm wood flooring welcomes you at the front entrance and flows seamlessly through the entire unit. The kitchen is an elegant, well-balanced space centred around a functional island topped with sleek quartz. Stainless steel appliances and contemporary wood-grain cabinets complete the modern look. The formal living area, open to the kitchen, overlooks the private patio-perfect for morning coffee or evening relaxation. Two bedrooms are separated by a living room. The master bedroom features a full en-suite, and the main bathroom is just by the second bedroom - a perfect situation for potential roommates. Pets are allowed with board approval. You're just a 5-minute drive from the massive Shawnessy shopping centre, home to the YMCA, a movie theatre, Superstore, Safeway, Walmart, and more. Convenient transit is right across the street, with a direct bus to the last C-Train station-complete with free parking and guaranteed seating. For day-to-day needs, Silverado Village Shopping Centre with Sobeys is just minutes away. Families will appreciate the proximity to three schools: Ron Southern School, Holy Child (K-9), and the brand-new Francophone K-12 school. Actually, the Holy Child school is just across the street from the apartment. Don't miss your chance-book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358457
Bedrooms	2
Bathrooms	2
Year Built	2013
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	740.56 sq. ft.

Condo Fee:	$503.84
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1412096
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Tile, Wood
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$210.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sawyer
Community:	Silverado
Amenities:	Elevator(s), Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Living Room · 11'3" × 10'10" ·
Main Floor	Kitchen · 11'11" × 8'11" ·
Main Floor	Bedroom - Primary · 10'6" × 10'5" ·
Main Floor	Bedroom · 11'1" × 9'9" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Exterior Features:	Courtyard
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1102-175-silverado-boulevard-sw-calgary-a2358457/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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