3210 175 Silverado Boulevard SW

Calgary | Active | MLS® A2313926

$285,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**728.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Comox Realty

A closer look

Discover the benefits of condo living in this 2-bedroom, 2-bathroom, 728 sq. ft. unit in the community of Silverado SW. The second-floor condo faces west which floods the open area kitchen/dining/living room with natural light and emphasizes the 9-foot ceilings and engineered, wide-plank hardwood flooring even more. The kitchen has sleek white cabinets, quartz countertops, tiled backsplash, an island for additional prep room and storage and black appliances. The living room allows access to a nice-sized balcony, equipped with a BBQ gas line, and expands your options for summer entertainment. The bedrooms are thoughtfully located on either side of the main living area, allowing for a tad more privacy. Note both bedrooms have the advantage of large windows which lends to an air of roominess. The primary bedroom has the added benefits of a large walk-in closet and 3-pc ensuite. A 4-pc. bath and in-suite laundry complete the unit. Other perks include air conditioning, an assigned, heated, underground parking stall, storage locker and professional management which offers common area maintenance - snow removal, grounds keeping, etc. The location of the condo presents with so many pluses - close to Stoney and MacLeod Trails, with shopping and restaurants (Walmart, Canadian Tire, Home Depot, YMCA), Silverado Sports Association, cricket grounds, schools, playgrounds, transit and just a hop, skip and a jump from world-renowned Spruce Meadows Park. If you are starting out or thinking of gearing down and just want a worry-free lifestyle this might be the ideal solution. This home will move quickly - don’t miss out.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2313926
Bedrooms	2
Bathrooms	2
Year Built	2014
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:	728.86 sq. ft.
Condo Fee:	$485.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
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:	1412675
Heating:	Baseboard
New Constr.:	No
Construction Material:	Composite Siding, Mixed, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	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), Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'8" × 9'8" ·
Main Floor	Dining Room · 5'10" × 4'11" ·
Main Floor	Kitchen · 11'2" × 8'5" ·
Main Floor	Living Room · 16' × 11'3" ·
Main Floor	Bedroom - Primary · 12'1" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Track Lighting

Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	May 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3210-175-silverado-boulevard-sw-calgary-a2313926/

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

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