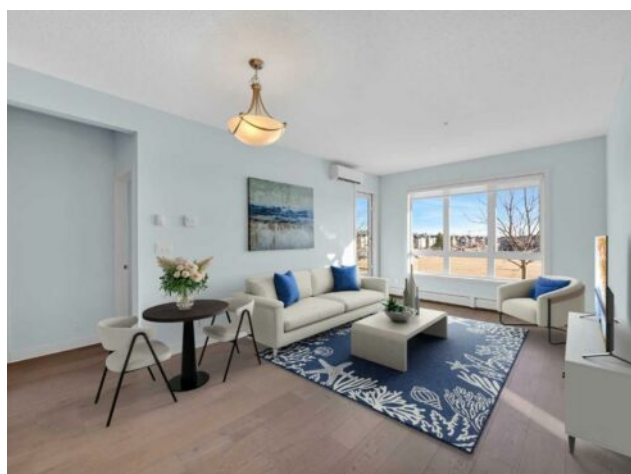


3115, 175 Silverado Boulevard SW  
Calgary, Alberta

MLS # A2284010



**\$324,800**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to Unit 3115 at 175 Silverado Boulevard SW — a bright and freshly painted main-floor condo offering 865 sq ft of well-designed living space in the desirable community of Silverado. This thoughtfully laid-out unit features two bedrooms separated by the living room, providing excellent privacy for roommates, guests, or a home office setup. The kitchen is both stylish and functional, showcasing granite countertops, a convenient breakfast bar, and new stainless steel appliances (fridge & Microwave), ideal for everyday living and entertaining. Durable vinyl flooring runs throughout, complementing the open-concept living and dining area. A wall-mounted air conditioning unit keeps the home comfortable during warmer months. Step outside to your private patio facing a green space, offering a peaceful setting and added privacy — perfect for morning coffee or relaxing evenings. The primary bedroom includes a private 3Pc en-suite bathroom, while the second full 4Pc bathroom is conveniently located near the second bedroom. Additional highlights include titled underground parking stall #1 and a separate storage unit, providing excellent convenience and value. Located in the well-established southwest community of Silverado, residents enjoy parks, playgrounds, walking paths, nearby schools, shopping, restaurants, and quick access to major roadways and transit. A move-in-ready opportunity for first-time buyers, downsizers, or investors seeking comfort, functionality, and a great location.