



**333 Silverado Common SW  
Calgary, Alberta**

**MLS # A2293108**



**\$395,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

Back on to Market!!! BAZINGA! Urban Chic Meets Smart Investment!!!! Step into this immaculate 1,256 sq ft townhouse that perfectly blends style and functionality. With 2 spacious bedrooms, a versatile den/home office, and 2.5 modern bathrooms, this home is a haven for both relaxation and productivity. Key Features: Pet-Friendly: Bring your furry friends along&mdash;pets are welcome with board approval. Gourmet Kitchen: Central kitchen featuring a granite eating bar, ideal for culinary adventures and social gatherings. Elegant Living Space: Open-concept living and dining area adorned with 9-foot knockdown ceilings and gleaming hardwood floors. Private Den: Lower-level den perfect for a home office, study, or cozy TV nook. Outdoor Oasis: Enjoy summer evenings on your south-facing balcony equipped with a gas BBQ hookup, or relax on the charming patio&mdash;both perfect for entertaining or unwinding. Master Retreat: Upstairs, find two well-sized bedrooms, including a master suite with a walk-in closet and ensuite bathroom. Prime Location: Situated adjacent to a full shopping center and surrounded by scenic walking paths, combining convenience with tranquility. Community Vibes: Nestled in a well-maintained, friendly, and serene complex that fosters a strong sense of community. Whether you're a first-time buyer seeking a stylish starter home or an investor looking for a valuable addition to your portfolio, this property offers the perfect blend of comfort, convenience, and charm. Don't miss out on this gem&mdash;schedule your viewing today!