



**355 Silverado Common SW
Calgary, Alberta**

MLS # A2307681



\$415,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,477 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Step into a townhome that checks all the boxes—bright, modern, low condo fees, and perfectly positioned with no neighbours behind, giving you the privacy and natural light that’s hard to find in townhouse living. This well-designed 3-storey layout offers over 1,400 SQFT of above-grade living space with a smart flow that fits real life from the moment you walk in. The entry level welcomes you with a versatile flex space—perfect for a home gym, office, or creative area—along with a convenient 2-piece bath, extra storage, and direct access to your single attached garage. Step up to the main level where 9-foot ceilings and laminate flooring create an open, airy feel throughout. The kitchen is the true heart of the home, featuring ceiling-height cabinetry, stainless steel appliances, granite countertops, and a large centre island built for both everyday living and entertaining. Just off the kitchen, your sunny south-facing balcony becomes an extension of your living space—ideal for morning coffee or evening downtime. The dining area and spacious living room complete this level, offering comfort, functionality, and room to host. Upstairs, the layout continues to impress with a large primary bedroom, a second generous bedroom, a full 4-piece bath, and the added convenience of upper-level laundry—a feature you’ll appreciate every day. The thoughtful separation of living and sleeping spaces makes this home feel both practical and private. Location is where this home truly delivers. You’re just a short walk to grocery stores, restaurants, and everyday shopping, making it easy to leave the car at home. The complex is pet-friendly, offers ample visitor parking, and is designed for low-maintenance living—perfect for buyers who want convenience without compromise. If you’ve been searching for a townhouse that offers

light, privacy, layout, and walkability in one package, this is the one that stands out. Book your showing today and see how well this home fits your lifestyle.