



**359 Silverado Common SW
Calgary, Alberta**

MLS # A2308161



\$410,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,363 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Single Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: n/a

Welcome to the sought-after neighborhood in South Calgary - SILVERADO! This END UNIT townhome has been well cared for by the current owners and is perfect for professionals, small families or those looking to have easy home maintenance. Easily entertain family and guests in an OPEN PLAN kitchen, dining and living space. Being an end unit, soak up all the natural light from all the windows and relax outdoors in your private balcony. The kitchen features GRANITE countertops and STAINLESS STEEL appliances. The upper floor features 2 ample sized bedrooms and a shared washroom. The primary bedroom has its own ensuite and a large closet. Laundry area and a flex space is also on the top floor. The bottom floor is connected to a single attached garage and extra storage space which has a rough-in to be converted into another flex space. Best part about this unit is the LOCATION! A shopping place including grocery and numerous options for dining is conveniently located within walking steps. Public transportation is nearby, as well as Sheriff King Road and access to Stoney Trail. Please contact your favourite Realtor and book your appointment for this MUST SEE property.