



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1214, 570 Silverton Street SW
Calgary, Alberta

MLS # A2323995



\$382,095

| | | | |
|------------------|-------------------------------------|---------------|------------------|
| Division: | Silverado | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 840 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 228 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows | | |

Inclusions: Air Conditioner

Pre-selling and slated for first occupancies in late 2027 **FIRST TIME HOME BUYERS NEW HOME GST REBATE AVAILABLE!!** Bright, spacious, and thoughtfully designed, this 2-bedroom, 2-bathroom home offers approximately 840 sq ft of elevated living in one of the most desirable layouts available. As the widest floor plan, Unit D is crafted for those who value both comfort and connection, with expansive interiors that make everyday living and entertaining feel effortless. At the heart of the home, a central living room creates a natural gathering space, seamlessly connecting to a large L-shaped kitchen complete with a traditional walk-in pantry and a dedicated dining area—perfect for hosting or enjoying quiet evenings in. Professionally curated interiors mean every detail has been carefully selected, offering a refined, move-in-ready aesthetic with no upgrades required. The spacious primary suite is designed as a private retreat, featuring dual sinks, a tower linen cabinet, and a full walk-in closet with a built-in tower organizer. A second bedroom and full bathroom provide flexibility for guests, a home office, or additional living space. Comfort is prioritized year-round with air conditioning, while the premium west-facing exposure fills the home with natural light and offers beautiful sunset views. Located within the Metro One development, residents also enjoy access to thoughtfully planned community features designed for modern living, including contemporary architecture, quality construction, landscaped surroundings, and convenient access to nearby amenities, transit, and green spaces. The experienced design team brings together deep expertise and inspiration from across our North American cities to create thoughtfully selected, upgraded interior collections. These styles reflect your personal taste, saving you time, money, and the stress of a complicated

design process. Explore six distinct looks and find the one that feels just right for you. With Metro One, style truly comes standard. With easy access to Stoney Trail and nearby amenities such as shops, restaurants and recreational spaces, these modern-vintage condos offer convenience and connection. Metro One is bordered on the east by the protected Priddis wetlands, while the foothills and Rocky Mountains are just a short drive to the west. Cardel's thoughtful planning and architectural vision, as the sole developer of Silverton, ensure a thriving community and a sound investment in Metro One.