



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

186 Silverado Boulevard SW
Calgary, Alberta

MLS # A2324610



\$400,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this bright and inviting townhome in the sought after community of Silverado! Ideally located directly across from Holy Child School, this home offers a functional open concept layout that's perfect for families, first-time buyers or investors. Step inside to a spacious main floor featuring a welcoming dining area that flows seamlessly into the kitchen, complete with a central island offering plenty of prep space and seating. The adjoining living room provides a comfortable space to relax or entertain, while a convenient 2 piece powder room completes the main level. Upstairs the spacious primary bedroom features a walk-in closet and a private ensuite bathroom. Two additional good sized bedrooms and a 4 piece main bathroom provide plenty of room for family, guests, or a home office. The rear entrance leads to a gated yard with a patio, offering easy access directly to your titled parking stall perfect for everyday convenience and outdoor enjoyment. The unfinished basement provides endless possibilities for future development and includes the laundry area, giving you the opportunity to customize the space to suit your needs. Located close to parks, schools, shopping, transit, and all the amenities Silverado has to offer. This is a fantastic opportunity to own a well maintained home in a family friendly neighbourhood. Don't miss your chance to make it yours!