

## 324 Silverado Common Calgary Alberta

\$435.000

Welcome to the heart of Silverado, where convenience meets contemporary living in this stunning townhome. Nestled within steps of everything you need--groceries, yoga studios, a cozy coffee shop, and your favorite local pub--this is where you park your car in the garage and let your feet do the exploring. Step onto the south facing, sunny patio, perfect for your morning coffee or a relaxing evening read. Inside, a cozy main-floor den awaits, offering a peaceful corner for your home office, home gym, or a tranquil reading nook. Ascend to the main living area and embrace the bright, open-concept design. The kitchen features a sleek island, granite countertops, garburator, and stainless-steel appliances, including a double-door fridge with water and ice. Hosting is a breeze with the spacious dining area, illuminated by the prettiest chandelier, and the adjacent balcony with a gas line for year-round BBQs. Upstairs, convenience meets style with in-suite laundry discreetly tucked away. The primary bedroom is a serene retreat with a spa-like ensuite, adorned with granite countertops. A generously sized second bedroom and a four-piece bath—also showcasing granite—complete the top floor. Parking for one vehicle in the garage PLUS another on the driveway. With a price tag that invites first-time buyers and savvy investors alike, this gem is move-in ready and waiting for you to call it home. Start your Silverado story today. (id:6769)

Dining room 9.83 Ft  $\times$  10.42 Ft Kitchen 13.25 Ft  $\times$  12.42 Ft Living room 13.17 Ft  $\times$  13.17 Ft 4pc Bathroom 6.08 Ft  $\times$  7.42 Ft 4pc Bathroom 6.58 Ft  $\times$  7.17 Ft Bedroom 13.25 Ft  $\times$  9.75 Ft Primary Bedroom 13.17 Ft  $\times$  10.83 Ft 2pc Bathroom 5.75 Ft  $\times$  4.83 Ft Office 8.83 Ft  $\times$  9.08 Ft Listing Presented By:



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## RE/MAX RE/MAX REAL ESTATE (CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722 ctimos@telus.net