



## 37 Silverton Glen Gate Calgary Alberta

\$675,000

Amazing opportunity for investors or buyers looking for help with the mortgage! This brand new end unit built by award winning Genesis Homes is completely finished from top to bottom and turn key. With a fully finished legal basement suite and a 2 car garage as there is almost nothing to do except move in or advertise for renters! The entire building is also for sale which means you can apply for the BMI loan through CMHC and put as little as 5% down with a 50 year mortgage on all 4 homes giving a total of 6 rental units! Located very conveniently at the entrance of Silverado, this very well upgraded townhome has tonnes of shopping, restaurants, schools and amenities within minutes! Easy access to Deerfoot and very close proximity to the new c-train station, this home is perfect for young families or professionals that want an easy commute downtown but the peace and tranquility of suburban living! The townhome is very well finished with upgraded cabinets, stainless steel appliances, 2 sets of laundry and large windows to let natural light flood in. This is one you truly need to see in person! Contact your favourite realtor and book your showing today! (id:6769)

Family room 10.33 Ft x 7.42 Ft  
 Kitchen 10.33 Ft x 9.00 Ft  
 Bedroom 9.08 Ft x 8.58 Ft  
 Bedroom 10.25 Ft x 8.17 Ft  
 Laundry room 2.50 Ft x 2.50 Ft  
 4pc Bathroom 5.00 Ft x 8.00 Ft  
 Furnace 7.00 Ft x 6.00 Ft  
 Living room 13.67 Ft x 12.00 Ft  
 Kitchen 14.75 Ft x 10.42 Ft  
 Dining room 10.50 Ft x 10.50 Ft

Foyer 8.25 Ft x 4.42 Ft  
 Other 5.67 Ft x 5.25 Ft  
 2pc Bathroom 5.42 Ft x 5.00 Ft  
 Primary Bedroom 13.42 Ft x 11.42 Ft  
 Other 5.83 Ft x 5.25 Ft  
 5pc Bathroom 10.75 Ft x 5.00 Ft  
 Bedroom 10.17 Ft x 8.42 Ft  
 Bedroom 10.17 Ft x 8.25 Ft  
 Laundry room 7.00 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty

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

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