



## 175 Silverado Boulevard Calgary Alberta

\$350,000

Welcome to this chic and stylish 2-bedroom, 2-bathroom condo in the sought-after community of Silverado! Thoughtfully designed with a west-facing orientation, this second-floor unit combines modern upgrades with everyday practicality and a host of additional benefits that make it special. Step inside and discover the perfect blend of comfort and contemporary design. The upgraded two-toned kitchen is a standout feature, boasting sparkling quartz countertops, a glass tile backsplash, a raised eating bar, stainless steel appliances, and under-cabinet lighting that adds an elegant touch. The open-concept layout maximizes natural light, creating a warm and inviting atmosphere that's perfect for entertaining or relaxing in style. Brand-new roller blinds, Safety/Health Canada-approved with a 10-year warranty, have just been installed, adding both functionality and a modern aesthetic. The bedrooms are thoughtfully designed for privacy and convenience, making this home ideal for small families, those looking for a mortgage helper, or anyone needing a functional work-from-home setup. The primary bedroom is a tranquil retreat, large enough for a king-size bed, and features a walk-in closet and private 3-piece ensuite. The second bedroom, with its own walk-in closet, offers flexibility and has easy access to the separate 4-piece bathroom. Additional highlights include: West-facing balcony, perfect for enjoying sunsets and unwinding after a long day. In-suite laundry with plenty of shelving for storage. A titled indoor parking spot and a separate storage unit. Bonus Benefits: The second-floor location provides extra security, offering peace of mind for you and your family. With no other units directly in front, you'll enjoy enhanced privacy. Have a second car? No problem! There's street parking nearby and you maybe able to keep your eye directly from you balcony and window. Situated in a well...

Kitchen 8.42 Ft x 9.25 Ft

Dining room 11.83 Ft x 7.42 Ft

Living room 11.83 Ft x 12.00 Ft

Primary Bedroom 9.83 Ft x 13.58 Ft

Other 7.58 Ft x 4.42 Ft

Bedroom 9.92 Ft x 10.67 Ft

Other 6.42 Ft x 3.25 Ft

Laundry room 6.42 Ft x 4.33 Ft

3pc Bathroom 4.92 Ft x 8.17 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Other 10.08 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
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