



## 208 Silverado Common Calgary Alberta

\$434,900

Welcome to this very affordable Silverado townhouse, with contemporary living at its best! Nestled within steps of everything you need—shops for groceries, medical clinic, coffee shop, gym and yoga studio, and of course your local pub. This unit has a South facing, sunny patio that is perfect for your morning coffee. Step inside - and you have a cozy main floor den offering a quiet setting for your home office or a tranquil reading nook. Also adjacent to it is a half-bath and a single oversized garage. Ascend to the main living area and enjoy a bright and open concept with a large kitchen that features a sleek island, granite countertops and stainless steel appliances. That includes a double sided fridge with water and ice, stove, dishwasher and microwave-hoodfan. Hosting a friend get-together or a Birthday party is a joyful event with the spacious dining area and the adjacent balcony with a gas line for year-round BBQs. Living room with additional space for study desk or a book shelf. Upstairs convenience meets style with 2 good size bedrooms and in-suite laundry discreetly tucked away. The primary bedroom is a serene retreat with a 3-piece ensuite. 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 an affordable 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. (id:6769)

Kitchen 12.42 Ft x 8.50 Ft  
Dining room 9.67 Ft x 9.17 Ft  
Living room 13.83 Ft x 13.42 Ft  
Laundry room 2.92 Ft x 2.92 Ft  
Primary Bedroom 13.42 Ft x 10.92 Ft

Bedroom 13.42 Ft x 9.92 Ft  
3pc Bathroom 7.33 Ft x 6.58 Ft  
4pc Bathroom 7.58 Ft x 6.17 Ft  
Other 9.17 Ft x 8.92 Ft  
2pc Bathroom 5.83 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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**RE/MAX Realty Professionals**

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