



## 317 Silverado Common Calgary Alberta

\$465,000

Match yourself with this classy corner townhouse located a few steps away from a large shopping centre with Sobey's supermarket and many shops and services. The main floor features a versatile den/office and a convenient half-bathroom. Wide-plank wooden flooring is found throughout the second floor. It features an open plan with a soaring 9' ceiling, and big windows to let the light shine. You'll find here a large living room, dining area, and stylish kitchen. The kitchen is an elegant, balanced room built around a functional central island topped with light-coloured granite. The kitchen is open to the formal dining room, with its view out onto the back deck. Within the kitchen, the stainless steel appliances are accentuated by contemporary wood-grain cabinets. A relaxing south-facing deck is a perfect place to unwind at the end of the day. Moving upstairs, the townhouse has uncommon for this complex three large bedrooms. Two full bathrooms, including a handy ensuite plus a washer and dryer, complete the third floor. A single garage takes the work out of ice scrapping in the winter plus there is plenty of visitor's parking in the complex. An owner may keep a maximum of two dogs, two cats, or one dog and one cat with the board's approval. Last but not least, the monthly condo fees of \$250 will fit any budget. This impeccably appointed home is bound to capture your attention. Don't hesitate!

Living room 4.29 M x 3.60 M

Kitchen 4.29 M x 3.76 M

Dining room 2.80 M x 3.20 M

Primary Bedroom 3.60 M x 3.15 M

Bedroom 2.83 M x 2.70 M

Bedroom 2.67 M x 3.01 M

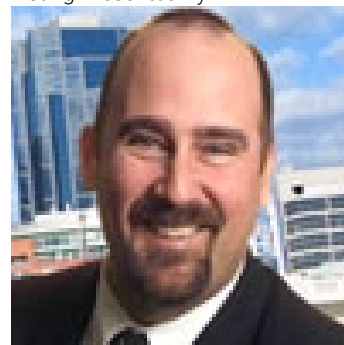
4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Den 2.92 M x 2.27 M

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.homeguy.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)