



## 355 Silverado Common Calgary Alberta

\$439,900

**\*\*Open House: 2-4 pm, Sat., Sept. 14\*\*.** 2 BEDS + MAIN LEVEL OFFICE/DEN | ATTACHED GARAGE | 1,424 sq.ft | 1.5 BATH | WALKING DISTANCE TO SHOPPING, AMENITIES and SCHOOLS. Across the street from a beautiful pond and pathways. This lovely 3-storey townhome in Silverado comes via the original owner and is well kept, move-in ready and with quick possession available. The main floor features a versatile den/office, great for working from home, and a convenient half-bathroom. Oversized single garage with storage. Beautiful laminate floors throughout the 2nd floor. Here you'll find a stylish kitchen, dining area and a large living room. Kitchen is open with upgraded finishes (granite, mosaic backsplash, 9-ft ceilings). Large island also with granite countertop. Spacious living room with big windows. The relaxing south-facing deck is a perfect place to unwind at the end of the day (no neighbours behind). Upper floor features two large bedrooms (a king bed will fit in the master), full bath (ceramic tile flooring), and an upper laundry room. Well-managed complex with low condo fees (\$246). Pets (up to two) are welcome with board approval. New roof and siding just installed. Well located next to a full-service mall (Sobeys, Shoppers Drug Mart, liquor store, two banks, restaurants, pub, professional services). One block to the bus stop and 5 minutes to the Somerset C-Train station. Call to book a private showing today! (id:6769)

Kitchen 14.25 Ft x 13.58 Ft  
Living room 14.25 Ft x 24.25 Ft  
4pc Bathroom 7.00 Ft x 9.33 Ft  
Primary Bedroom 14.25 Ft x 13.42 Ft

Bedroom 14.25 Ft x 10.00 Ft  
2pc Bathroom 6.50 Ft x 4.83 Ft  
Den 9.58 Ft x 7.42 Ft  
Furnace 10.08 Ft x 4.08 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

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

**RE/MAX Realty Professionals**

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