

# \$439,000 - 310 Silverado Common Sw, Calgary

MLS® #A2189318

**\$439,000**

2 Bedroom, 3.00 Bathroom, 1,375 sqft  
Residential on 0.02 Acres

Silverado, Calgary, Alberta

Discover this impeccable 3-storey townhome in Silverado, featuring 2 bedrooms plus a main level office/den, an attached oversized single garage, and an additional parking in the driveway. Spanning 1,375 sq.ft and ideally located across from a scenic pond and opposite of shopping, this freshly painted home offers both comfort and convenience. On the main floor, find a versatile den/office perfect for remote work, along with a convenient half-bathroom. The second floor boasts durable laminate flooring and a stylish, open kitchen with granite countertops, a tile backsplash, 8â€™™11â€™ ceilings, and easy access to the north-facing deck for serene evenings or morning coffee. The adjacent dining area and spacious living room with large windows create a welcoming atmosphere for relaxation or entertaining. The upper floor features two large bedrooms, with the master comfortably fitting a king-sized bed, and a full bathroom equipped with ceramic tile flooring and granite countertops. A handy upper laundry room adds to the practical layout. This well-managed complex keeps condo fees low and is pet-friendly, allowing up to two pets with board approval. Positioned next to full-service shopping offering everything from groceries to banking and dining, and so close to public transportation, the location ensures ease of living and accessibility. Move-in ready with quick possession available, this townhome is perfect for those seeking a blend of stylish living and superb location. Schedule your



private showing today to see all that this beautiful Silverado residence has to offer!

Built in 2011

### Essential Information

MLS® #	A2189318
Price	\$439,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	310 Silverado Common Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0G7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Basement                None

**Exterior**

Exterior Features    Balcony, Courtyard

Lot Description        Landscaped

Roof                     Asphalt Shingle

Construction         Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed            February 15th, 2025

Days on Market       67

Zoning                  DC

HOA Fees               210

HOA Fees Freq.       ANN

**Listing Details**

Listing Office         2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.