

**305 Silverado Common SW**  
**Calgary, Alberta****MLS # A2220462****\$409,999**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 246
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Recessed Lighting		

**Inclusions:** N/A

Welcome to this charming 2-BEDROOM, 2-BATH TOWNHOME with a VERSATILE DEN, ideally located in a WELL-MAINTAINED, PET-FRIENDLY COMPLEX. Positioned close to GREEN SPACE and WALKING PATHS, this home offers an EXTENDED DRIVEWAY and a SINGLE-CAR GARAGE, both capable of accommodating a FULL-SIZED TRUCK. The main floor features a BRIGHT DEN or HOME OFFICE, a convenient HALF BATH, and direct access to the BACK DECK with NATURAL GAS HOOKUP for your BBQ. Large windows fill the space with NATURAL LIGHT, creating a warm and FUNCTIONAL LAYOUT. Upstairs, you'll find a SPACIOUS DINING AREA flowing into a WELL-APPOINTED KITCHEN, complete with a LARGE ISLAND TOPPED WITH GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, NEW BACKSPLASH, and a PANTRY for added storage. Patio doors lead to a SOUTHEAST-FACING DECK that's perfect for OUTDOOR DINING with SCENIC VIEWS. This level also includes NEWER LAMINATE FLOORING and 9-FOOT CEILINGS. The third level offers TWO GENEROUSLY SIZED BEDROOMS, a 4-PIECE BATHROOM with a LARGE VANITY AND BATHTUB, plus a CONVENIENTLY LOCATED LAUNDRY ROOM. Recent upgrades include a 2023 WASHER-DRYER and DISHWASHER, NEW ROOF, FRESHLY PAINTED INTERIOR, and NEW WINDOW BLINDS throughout. Enjoy DIRECT ACCESS TO GREENSPACE via nearby WALKING PATHS and excellent nearby AMENITIES including SOBEYS, SHOPPERS, DQ, MEDICAL CLINIC, GYM, BMO, and TD BANK. With EASY ACCESS TO STONEY TRAIL, convenient TRANSIT OPTIONS, and SCHOOLS NEARBY, this MOVE-IN-READY HOME blends COMFORT, LOCATION, and VALUE. LOW CONDO FEES,

PLENTY OF VISITOR PARKING, and the LOWEST PRICED UNIT IN THE COMPLEX make this an OUTSTANDING OPPORTUNITY for buyers.