

**155 Silverado Common SW**  
**Calgary, Alberta**

**MLS # A2277676**



**\$419,999**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2012 (14 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>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** N/A

This FRESHLY PAINTED 2-BEDROOM, 2-BATH TOWNHOME with a versatile den offers one of the BEST LOCATIONS IN THE COMPLEX, facing the pathway and green space. The entry level features a bright den or home office, a convenient half bath, and access to the single-car garage with an ADDITIONAL CONCRETE PARKING PAD that easily accommodates a full-sized truck or second vehicle. Upstairs, a spacious open-concept living area is filled with natural light. The dining space flows seamlessly into a modern kitchen featuring STAINLESS STEEL APPLIANCES, a large island with GRANITE COUNTERS, tile backsplash, and a pantry for added storage. Patio doors open to a private balcony with a NATURAL GAS BBQ HOOKUP, perfect for outdoor dining or relaxing. The upper level includes two generously sized bedrooms, a four-piece bathroom with an OVERSIZED VANITY, and a conveniently located laundry area. Additional highlights include 9-FOOT CEILINGS, newer flooring, modern lighting, and fresh interior paint. This PET-FRIENDLY COMPLEX is beautifully maintained and ideally located near parks, pathways, and Silverado's best amenities including Sobeys, Shoppers, DQ, a medical clinic, fitness centre, and major banks. You'll also enjoy quick access to STONEY TRAIL, schools, and transit. With LOW CONDO FEES, ample visitor parking, and a PRIME LOCATION FACING GREEN SPACE, this move-in-ready townhome offers a perfect blend of comfort, style, and value.