

# \$409,999 - 305 Silverado Common Sw, Calgary

MLS® #A2220462

**\$409,999**

2 Bedroom, 2.00 Bathroom, 1,343 sqft  
Residential on 0.00 Acres

Silverado, Calgary, Alberta

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, youâ€™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 thatâ€™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.

Built in 2012

### **Essential Information**

MLS® #	A2220462
Price	\$409,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,343
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	305 Silverado Common Sw
Subdivision	Silverado

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0S3

### Amenities

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

### Interior

Interior Features	Granite Counters, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Zoning	DC (pre 1P2007)
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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