

# \$324,900 - 1210, 175 Silverado Boulevard Sw, Calgary

MLS® #A2254243

**\$324,900**

2 Bedroom, 2.00 Bathroom, 733 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the Sawyer complex of Silverado, built by Avi Urban. Overlooking the courtyard, this unit features 9'™ ceilings, engineered hardwood floors, a new stove, dishwasher, and microwave hood fan. The open kitchen offers ample storage, stainless steel appliances, and a stylish backsplash.

The smart layout separates the bedrooms for privacy. The primary includes a large closet and 3-piece ensuite, while the second bedroom has a walk-in closet and easy access to a 4-piece bath. In-suite laundry, a heated underground titled parking stall, and an assigned storage locker add convenience. Located near green spaces, schools, shopping, YMCA, South Health Campus, and with quick access to major roadways—this move-in ready condo is a must-see!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254243  |
| Price          | \$324,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 733       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1210, 175 Silverado Boulevard Sw |
| Subdivision | Silverado                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2X 0V5                          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Park, Playground, Visitor Parking  |
| Parking Spaces | 1                                  |
| Parking        | Heated Garage, Titled, Underground |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Hot Water                                                               |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground                   |
| Roof              | Asphalt                      |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 14                  |
| Zoning         | DC                  |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

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