

\$335,000 - 2307, 175 Silverado Boulevard Sw, Calgary

MLS® #A2256133

\$335,000

2 Bedroom, 2.00 Bathroom, 760 sqft

Single Family on 0.00 Acres

Silverado, Calgary, Alberta

Welcome to 2307, 175 Silverado Boulevard SW – a stylish and move-in ready 2 bedroom, 2 bathroom top-floor condo in the sought-after community of Silverado. Built by Homes by Avi, this well-designed home offers thoughtful upgrades, modern finishes, and a bright, private setting that truly stands out. Step inside and enjoy the 9 ft. knockdown ceilings and large windows that fill the home with natural light. The open-concept floor plan is enhanced by laminate hardwood flooring throughout, a freshly painted unit including baseboards, and a built-in office nook with desk and shelving – perfect for work or study. The contemporary kitchen features stainless steel appliances, tile backsplash, under-cabinet lighting, and a gas BBQ connection on the balcony for year-round convenience. The thoughtful layout places the bedrooms on opposite sides for privacy, with the primary suite including a walk-through closet and ensuite with stand-up shower, while the second full bathroom offers a soaker tub. Additional highlights include top-down / bottom-up window coverings, air conditioning, and a built-in TV wall mount connection. Relax outdoors on your private balcony with courtyard views that will never be blocked, thanks to the open field and school located behind the complex. Unlike many units, there are no adjacent balconies, ensuring privacy and a quiet space to unwind. The building itself is well managed by Karen King & Associates and known for its peaceful setting,



with a welcoming lobby, ample visitor parking at the front, and a beautifully maintained central courtyard with pathways. This home also includes a titled underground heated parking stall that is extra wide and a separate storage unit. Silverado is an established yet vibrant neighbourhood with easy access to Stoney Trail, shopping, groceries, banks, fitness, and dining – all within walking distance. The community also offers schools, parks, and green spaces, making it a well-rounded place to call home. If you're looking for a modern top-floor unit with privacy, upgrades, and unbeatable convenience, this home is available for immediate possession. (id:6289)

Built in 2015

Essential Information

Listing #	A2256133
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Square Footage	760
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2307, 175 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X0V5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking

Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	3

Exterior

Exterior	Composite Siding, Vinyl siding
Construction	Wood frame

Listing Details

Listing Office	CIR Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 8:01pm PDT