

# \$365,000 - 2305, 175 Silverado Boulevard Sw, Calgary

MLS® #A2220908

**\$365,000**

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Silverado, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, IMMERSIVE 360 VT AND FLOOR PLANS!\* Welcome to the low-rise Sawyer complex nestled within 4.7 acres of green space, with a modern lobby, secure mail/parcel delivery, and ample visitor parking. Located in the peaceful community of Silveradoâ€™less dense and quieter than neighbouring overdensified 6-storey development clusters found in Yorkville & Belviewâ€™youâ€™™I enjoy quick access to schools (K-9), the Silverado Shopping Centre, Stoney and Macleod Trail, plus over 8 km of walking and biking paths and nearby nature reserves. This condo offers space, style, and serenity in a prime SW location. This beautifully maintained 2-bed, 2-bath corner unit in the sought-after Sawyer complex is quietly positioned away from the elevators and facing west. This nearly 900 sq ft home offers one of the best layouts in the buildingâ€™spacious, functional, and filled with natural light. Inside, enjoy 9-ft ceilings, a tiled foyer with a mirrored closet, and a bright open-concept layout with luxury vinyl plank flooring throughout the dining and living areas. The modern kitchen features sleek cabinetry, quartz counters (not found in all units), stainless steel appliances, a dual-basin under-mount sink, pantry, and a raised breakfast barâ€™perfect for casual dining or entertaining. A built-in home office nook adds versatility, while the spacious living room leads to a private west-facing balcony overlooking



the beautifully landscaped parkâ€™ideal for BBQs or relaxing evenings. Both bedrooms are thoughtfully separated from the main living space for added privacy. The primary suite boasts large windows, a generous closet, and a 3-piece ensuite with an extended quartz vanity and stand-up shower. The second bedroom also enjoys park views and is adjacent to the stylish 4-piece main bath. Additional features include in-suite laundry, heated underground parking, and a separate storage locker. Book your private showing today!

Built in 2014

**Essential Information**

MLS® #	A2220908
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2305, 175 Silverado Boulevard Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V5

**Amenities**

Amenities	Elevator(s), Parking, Trash, Visitor Parking
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Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings, Built-In Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	DC
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX House of Real Estate
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