

# \$399,900 - 335 Silverado Common Sw, Calgary

MLS® #A2235895

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,486 sqft

Residential on 0.02 Acres

Silverado, Calgary, Alberta

2 BEDS + MAIN LEVEL OFFICE/DEN |  
ATTACHED GARAGE | 1,486 sq.ft | 1.5 BATH  
| WALK TO SHOPPING, AMENITIES &  
SCHOOLS | VIEWS OF THE FOOTHILLS.

Across the street from a beautiful pond and pathways. This lovely 3-storey townhome in Silverado comes via the original owner and is well kept, move-in ready. The main floor offers a versatile den/office, perfect for working from home, a convenient 2-pc bathroom, and access to the attached garage. You'll also find upgraded ceramic tile in the entry and bathrooms. The oversized single garage includes additional storage. The second level showcases beautiful laminate flooring throughout, large windows with great sightlines, and a spacious living and dining area. The kitchen features granite countertops, a large island, tile backsplash, and 9-ft ceilings — ideal for cooking and entertaining. Upgraded dishwasher and convection oven. Step out onto the south-facing balcony with a BBQ hookup and enjoy open views with no neighbours behind. Upstairs, the large primary bedroom easily fits a king bed, while the second bedroom is generously sized. The oversized full bathroom includes ceramic tile flooring, and the upper laundry room is equipped with a full-sized, upgraded HE front-loading washer and dryer. Additional highlights include an oversized garage with extra storage and custom wood blinds. Well-managed complex with low condo fees (\$246). Pets (up to two) are welcome with



board approval. New roof and siding just installed (2022-2023). Located next to full-service shopping (Sobeys, Shoppers Drug Mart, liquor store, two banks, restaurants, pub, professional services). One block to the bus stop and 5 minutes to the Somerset C-Train station. Call to book your private showing today!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2235895      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,486         |
| Acres          | 0.02          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 335 Silverado Common Sw |
| Subdivision | Silverado               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 0S4                 |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Insulated, Oversized, Single Garage Attached  |
| # of Garages   | 1                                             |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Storage                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Front Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Brick, Composite Siding            |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 1st, 2025  |
| Days on Market | 3               |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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