

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

MLS® #A2256133

\$335,000

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential 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.

Built in 2015

Essential Information

MLS® #	A2256133
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2307, 175 Silverado Boulevard Sw
Subdivision	Silverado

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V5

Amenities

Amenities	Park, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Construction	Composite Siding, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 12th, 2025
Days on Market	37
Zoning	DC

Listing Details

Listing Office	CIR Realty
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