

# \$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

**\*\*OPEN HOUSE SUNDAY, JUNE 1ST AT 1-3 PM\*\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, IMMERSIVE 360 VT AND FLOOR PLANS!\*** The Best 2-Bed/2-Bath Floorplan for sale in the building right now, as no other Active unit compares to this offering! 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 Silverado—less dense and quieter than neighbouring overdensified 6-storey development clusters found in Yorkville & Belview—you™ 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 building—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 bar—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
Parking Spaces	1
Parking	Parkade, Titled

## Interior

Interior Features	Breakfast Bar
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
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	18
Zoning	DC
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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