

# \$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

<< OPEN HOUSE: Sunday, September 14,  
2025 @ 1:00 PM - 3:00 PM >>

Welcome to 2307, 175 Silverado Boulevard SW â€” 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 â€” 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 | 1                    |
| Zoning         | DC                   |

### Listing Details

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

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