

\$225,000 - 808, 8604 48 Avenue Nw, Calgary

MLS® #A2209453

\$225,000

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Unbeatable location in the friendly community of Bowness! Come experience condo living at it's BEST! Welcome to this lovely well cared for 2 bdr overlooking BOWNESS PARK & the BOW RIVER. Silverwood On The Park, a well managed Adult 18+ BRICK & CONCRETE building. Step inside to the well equipped kitchen opening to a spacious living & dining room. Youâ€™ll find 2 generous size bdr, a 4 piece bath, large storage room & beautiful views from every window. This welcoming space is spotless, freshly painted & Laundry right next door & itâ€™s FREE! Enjoy the sunset from your private W facing balcony. Youâ€™ll love the incredible views from the roof top patio. A quiet peaceful place to unwind after a busy day. Newer Noise reducing, energy efficient windows. Unit includes an underground heated parking stall.

This wonderful inclusive community offers amenities to encourage a welcoming home for everyone. Fabulous recreation room with kitchen for gatherings, games tables, TV, patio & workout room with Sauna. Right outside your door awaits the tranquil world of nature along the Bow & endless River pathways. Quiet & away from the City buzz yet only 20 min to downtown. Close to the Foothills & Children's Hospital, U of C, Winsport, Farmers Market, shopping centres & quick easy access to Trans Canada Hwy West when heading to the Mountains. Bus stop directly in front of the building. Donâ€™t miss the opportunity to



experience superb living.. truly a great choice
to make this your NEW HOME!

Built in 1981

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2209453 |
| Price | \$225,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 815 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 808, 8604 48 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 5E6 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Laundry, Park, Party Room, Recreation Room, Sauna, Secured Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows |
| Appliances | Dishwasher, Range Hood, Refrigerator, Electric Range |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 9 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 31 |
| Zoning | C-COR2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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