$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, Secured Parking, Sauna
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

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

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	8
Zoning	C-COR2

Listing Details

Listing Office	RE/MAX Realty Professionals

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