

# \$239,900 - 518, 8604 48 Avenue Nw, Calgary

MLS® #A2192002

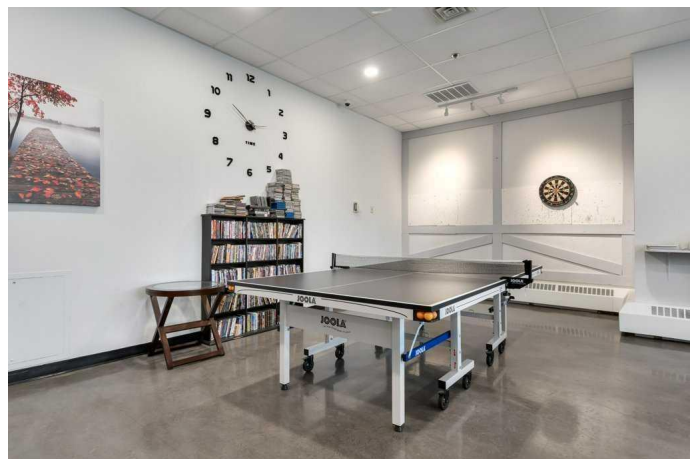
**\$239,900**

1 Bedroom, 1.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to Silverwood on the Park, a premier adult building overlooking the stunning Bowness Park! This secure and solid brick and concrete building offers peace of mind and comfort, and this beautifully renovated unit on the fifth floor is ready for you to call home. The one-bedroom suite features an open-concept layout with a spacious balcony showcasing breathtaking views of Bowness Park, the Bow River, and the scenic hillside escarpment, also some memorable sunsets and sunrises over Bowness Park, that will be treasured forever. Recent renovations include elegant granite countertops, luxury vinyl plank flooring, updated tub surround, modern light fixtures, fresh paint, and the addition of an AC unit for your comfort. Inside, you'll find large living and dining areas, in-suite storage, and newer windows. The condo fees cover all utilities (excluding cable/telephone) and include a heated underground parking stall. Silverwood on the Park boasts numerous amenities, such as an exercise room with a sauna, a large recreational room with a kitchen, and three outdoor rooftop terraces. This 18+ building has undergone several recent improvements, including new windows, and allows one small cat or dog with board approval. Enjoy easy access to Bowness Park, Bowmont off-leash park, and the Bow River bike path system, as well as nearby restaurants, the new Superstore, and the Greenwich Farmers Market. Plus, it's a convenient route westward to the mountains! Don't miss the chance



to make this beautifully updated and air-conditioned unit, your home today! Unit also includes free laundry in the common area which is located on the same floor!

Built in 1981

### Essential Information

MLS® #	A2192002
Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	762
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	518, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5E6

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Trash, Visitor Parking, Laundry, Recreation Facilities, Roof Deck, Sauna
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window

	Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	10

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	February 7th, 2025
Days on Market	96
Zoning	C-COR2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.