

\$249,999 - 814, 8604 48 Avenue Nw, Calgary

MLS® #A2191787

\$249,999

2 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.00 Acres

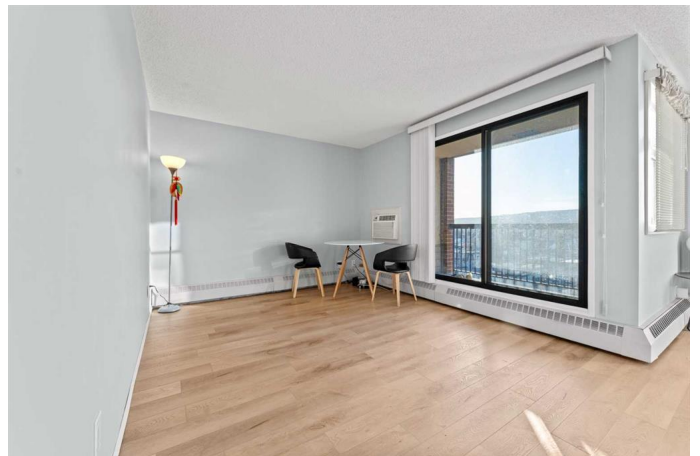
Bowness, Calgary, Alberta

***Open House -- Saturday, April 5, 10:00 to 12:00 ***Experience Serenity at Silverwood on the Park! Nestled just a block away from the tranquil Bow River and the stunning vistas of Bowness Park, this 2-bedroom gem in a quiet, concrete building is the epitome of peaceful, adult-oriented living. Each room is thoughtfully designed with comfort in mind, featuring spacious living areas and separate dining space, perfect for quiet evenings or entertaining guests.

Step onto the inviting balcony and be greeted by the breathtaking views of Canada Olympic Park – an ideal spot for morning coffees or unwinding after a long day. The unit is practical yet stylish, offering large bedrooms each equipped with ample closet space for all your essentials, alongside a generously sized, well-appointed bathroom.

Embrace a lifestyle of convenience and luxury with exclusive amenities available to residents of this 18+ community. Enjoy access to heated underground parking, lush rooftop patios offering expansive views and space for green thumbs, and a vibrant recreation room equipped with a pool table, ping pong, and shuffleboard. A state-of-the-art gym, relaxing sauna, and a social room with a full kitchen await to enhance your social and physical well-being.

Perfectly positioned minutes from the bustling



new Farmerâ€™s Market, top-tier dining, comprehensive shopping options, and the scenic Bow River bike paths, this location offers both the vibrancy of urban life and the peace of natural surroundings. With all utilities included in the condo fees, this home is not just a living space but a hassle-free lifestyle investment.

Donâ€™t miss the opportunity to make this tranquil haven your own. Act now and schedule a viewing with your trusted Realtor to see firsthand why Silverwood on the Park is so coveted!

Built in 1981

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2191787 |
| Price | \$249,999 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 836 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | High-Rise (5+) |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 814, 8604 48 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 5E6 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan, Storage, Laminate Counters |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Stove, Garage Control(s) |
| Heating | Natural Gas, Baseboard |
| Cooling | None |
| # of Stories | 10 |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 124 |
| Zoning | C-COR2 f3.0h46 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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