# \$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 â€" 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 Farmer'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.

Don'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 64

Zoning C-COR2 f3.0h46

# **Listing Details**

Listing Office Greater Property Group

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