



**GRASSROOTS**  
REALTY GROUP

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418, 8604 48 Avenue NW  
Calgary, Alberta

MLS # A2217136



**\$210,000**

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Lagoon Views | Spacious Concrete Condo | Silverwood in Bowness Welcome to Silverwood, a sought-after concrete building in the heart of Bowness! This spacious 764 sq ft one-bedroom condo offers breathtaking views of the lagoon from your oversized balcony&mdash;perfect for morning coffee or evening relaxation. Inside, you&rsquo;ll find a generous floor plan with a large dining area, expansive living room, and an abundance of natural light. The bedroom features a huge closet, and the unit includes in-suite storage for added convenience. Enjoy underground heated parking, and access to a host of amenities including a fitness centre, sauna, shuffleboard, games room, and a full kitchen in the common area&mdash;ideal for hosting gatherings. Plus, there are three stunning rooftop patios to take in the views and entertain guests. All of this in a concrete building known for its quiet comfort and unbeatable location&mdash;just steps from shopping, transit, restaurants, the Bow River pathways, and more.