



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

410, 8604 48 Avenue NW
Calgary, Alberta

MLS # A2264858



\$235,000

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f3.0h46
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Fridge in Storage Room

SUPERB LOCATION!!! Experience park-side living in this beautifully renovated one-bedroom condo **BACKING DIRECTLY ONTO BOWNESS PARK** with breathtaking views from your private balcony! Welcome to Silverwood on the Park, a well-managed, quiet, adult (18+) concrete and brick building in one of Calgary's most desirable locations. Inside, you'll find 675 sq.ft. of bright, open-concept living space featuring new hardwood floors and a fully renovated kitchen with granite countertops, stainless steel appliances, and plenty of cabinet space. The spacious living and dining areas open to a private balcony off the living room overlooking the park, making it the perfect place to relax and unwind. The generous sized primary bedroom also enjoys serene park views, and the renovated bathroom features a walk-in shower. A large in-suite storage and pantry room completes this fantastic layout. The unit includes an assigned heated underground parking stall. Quick drive to Foothills Hospital, Children's Hospital, University of Calgary, Winsport, Farmer's Market, Major Shopping Centres and quick access to the Trans Canada Highway west if you want to head out to the mountains or Stoney Trail access to the airport. Easy commute into downtown Calgary. There is also a bus stop directly in front of the building. The condominium fees cover a variety of utilities & amenities including electricity, heat, water, garbage & recycling, free common laundry on each floor, secured front door, social/party room, games room & a large fitness gym with big windows overlooking Bowness park, access to 3 roof top patios with wonderful panoramic views, secure underground parking & visitor parking. Rare to find a building in such an exceptional location. Steps to walking & bike paths! Walk to Bowness Park & The Bow River. Call today for your private showing.

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