



712, 8604 48 Avenue NW
Calgary, Alberta

MLS # A2288798



\$245,000

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 814
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f3.0h46
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Track Lighting		

Inclusions: None

Welcome to Silverwood on the Park, an 18+ building ideally located in the heart of Bowness. This bright and beautifully maintained 2-bedroom, 1-bathroom condo offers sweeping east-facing views and an abundance of natural light throughout the day. The spacious living and dining area provides plenty of room to relax or entertain, all while enjoying the sunny exposure and open outlook. The functional kitchen offers ample cabinetry and workspace, while the updated bathroom adds a fresh, modern touch. Updated laminate flooring runs seamlessly throughout the unit, creating a clean and cohesive feel. Both bedrooms are generously sized and feature large closets, offering excellent storage and comfort. Additional conveniences include underground heated parking perfect for Calgary winters and the peace of mind that comes with well-managed condo living. Silverwood on the Park boasts fantastic amenities, including a social room for gatherings, a large fitness centre with views overlooking Bowness Park, and a relaxing dry sauna. Enjoy the perfect blend of nature and city living with parks, pathways, shopping, and transit just steps away. Whether you're a first-time buyer, downsizer, or investor, this bright and inviting condo is an exceptional opportunity in a highly desirable location.