



**#912, 8604 48 Avenue NW
Calgary, Alberta**

MLS # A2297637



\$239,000

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR2 f3.0h46
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters		

Inclusions: N/A

Experience stunning sunrises and sweeping views of the river, city, and valley from this exceptional home in Silverwood on the Park—a highly desirable, well-managed adult-oriented building constructed with solid concrete and brick. Residents enjoy a secure environment with heated underground parking, visitor parking, and spacious rooftop terraces. This fully renovated, move-in-ready two-bedroom condo blends comfort with upscale design. Featuring high-end finishes and unique custom details, the unit offers under- and over-cabinet lighting, elegant glass accents, and panoramic views from every room. The bright, open-concept layout is complemented by newer flooring, expansive windows, and patio doors that lead to a Juliet balcony overlooking the Bow River Valley. The contemporary kitchen is designed to impress, complete with granite countertops, a stylish glass tile backsplash, soft-close cabinetry, GE Profile stainless steel appliances, and a functional breakfast bar. Relax in the modern bathroom featuring a marble vanity, full tub, shower, and sleek body spray system for a spa-inspired feel. The dining area includes custom LED-lit wine storage, while the living room boasts a built-in entertainment unit. Thoughtfully designed storage solutions, including modular closet systems and sliding glass doors, maximize space throughout. Condo fees cover utilities, secure underground parking, and access to amenities such as a games room, sauna, and a well-equipped fitness center. Ideally situated just steps from Bowness Park and scenic river pathways, with quick access to downtown and an easy drive west to the mountains, this property offers the perfect balance of convenience, style, and location.