



**GRASSROOTS**  
REALTY GROUP

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808, 8604 48 Avenue NW  
Calgary, Alberta

MLS # A2209453



**\$225,000**

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 768
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** All Window Coverings

Unbeatable location in the friendly community of Bowness! Come experience condo living at it's BEST! Welcome to this lovely well cared for 2 bdr overlooking BOWNESS PARK & the BOW RIVER. Silverwood On The Park, a well managed Adult 18+ BRICK & CONCRETE building. Step inside to the well equipped kitchen opening to a spacious living & dining room. You'll find 2 generous size bdr, a 4 piece bath, large storage room & beautiful views from every window. This welcoming space is spotless, freshly painted & Laundry right next door & it's FREE! Enjoy the sunset from your private W facing balcony. You'll love the incredible views from the roof top patio. A quiet peaceful place to unwind after a busy day. Newer Noise reducing, energy efficient windows. Unit includes an underground heated parking stall. This wonderful inclusive community offers amenities to encourage a welcoming home for everyone. Fabulous recreation room with kitchen for gatherings, games tables, TV, patio & workout room with Sauna. Right outside your door awaits the tranquil world of nature along the Bow & endless River pathways. Quiet & away from the City buzz yet only 20 min to downtown. Close to the Foothills & Children's Hospital, U of C, Winsport, Farmers Market, shopping centres & quick easy access to Trans Canada Hwy West when heading to the Mountains. Bus stop directly in front of the building. Don't miss the opportunity to experience superb living.. truly a great choice to make this your NEW HOME!