

\$235,000 - 311, 8604 48 Avenue Nw, Calgary

MLS® #A2091630

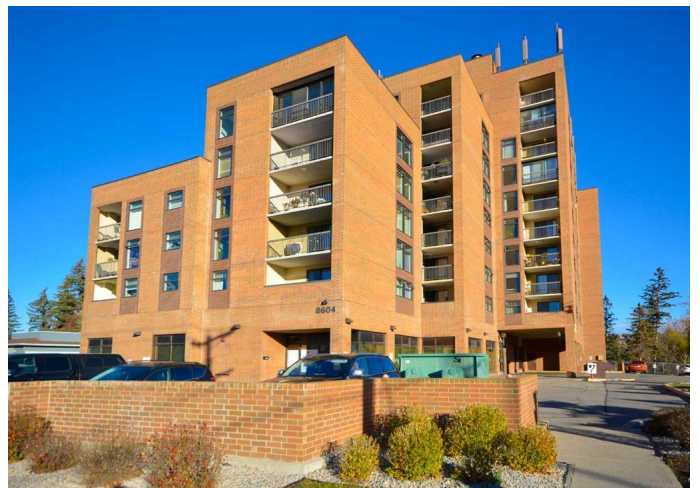
\$235,000

2 Bedroom, 1.00 Bathroom, 957 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

SUPERB LOCATION!!! Lovely very well maintained 2 Bedroom, CORNER END UNIT with a private balcony BACKING ON TO BOWNESS PARK with incredible views of the park, & the Bow River! Welcome to Silverwood On The Park. This is a well-managed, quiet Adult (18+) concrete & brick building nestled in a Prime Location overlooking Bowness Park. This is one of the larger units in the building with 957 Sq.ft of living space in a wonderful open concept layout. The kitchen boasts ample cupboard space, stainless steel appliances, breakfast bar and overlooks the dining and living rooms, great for entertaining friends and family. The living room & dining room are very spacious and both have views of Bowness Park including the private balcony right off the living room! Completing this open layout are two generous sized bedrooms, a full bathroom and a large in-suite storage/pantry room. Newer Noise-reducing and energy-efficient windows (3 years old). 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 is such an exceptional location. Steps to walking & bike paths! Walk to Bowness Park & The Bow River. Call today for your private showing.

Built in 1981

Essential Information

MLS® #	A2091630
Price	\$235,000
Sold Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	957
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	311, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Parking, Party Room, Recreation Facilities, Snow Removal, Visitor Parking
Parking Spaces	1

Parking	Assigned, Heated Garage, Parkade, Secured, Stall, Underground
---------	---

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	9

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick

Additional Information

Date Listed	November 4th, 2023
Date Sold	November 13th, 2023
Days on Market	9
Zoning	C-COR2 f3.0h46
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.