

\$225,000 - 611, 8604 48 Avenue Nw, Calgary

MLS® #A2136717

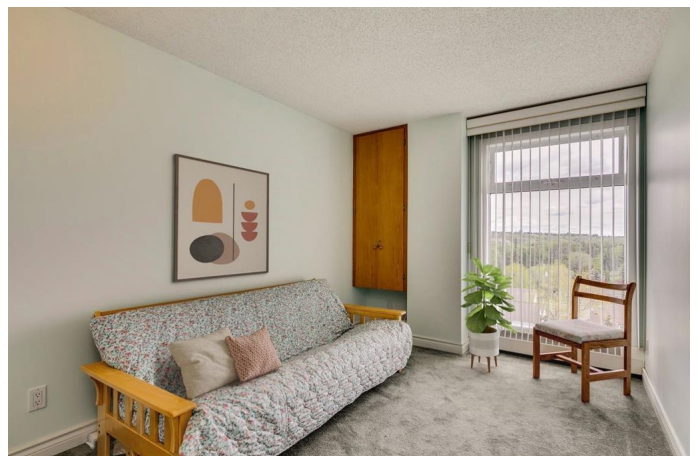
\$225,000

2 Bedroom, 1.00 Bathroom, 1,043 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Experience unparalleled luxury living in the heart of Bowness at the prestigious Silverwood on the Park. This exquisite 2-bedroom corner unit offers a maintenance-free lifestyle with breathtaking views from its expansive floor-to-ceiling windows and 6th-floor balcony, overlooking Bowness Park, the serene river, and majestic mountains. The updated kitchen features quartz countertops and a functional layout, while the dining area offers fantastic views. The highlight is the balcony, perfect for enjoying a morning coffee or evening barbecue amidst stunning vistas. The 18+ Silverwood on the Park complex is renowned for its tranquility, security, and impeccable management, fostering a friendly community and offering top-notch amenities. Enjoy the well-equipped fitness center with new equipment, unwind in the sauna, host gatherings in the party/games room, or marvel at the panoramic views from one of three rooftop terraces. All-inclusive utilities cover heat, water, sewer, electricity, garbage/recycling, and free laundry facilities on every floor, ensuring a hassle-free living experience. Convenience is at your doorstep with secure underground heated parking, ample visitor parking, and proximity to shopping, public transit, and major roadways for easy mountain getaways. Explore the vibrant local scene with the new Farmer's Market, charming bakeries, great restaurants, pubs, and cafes nearby. Pet lovers will appreciate the pet-friendly policy (with board



approval) and the nearby Bowmont Off-Leash Park. This highly sought-after building is ideally located on the edge of Bowness Park and the Bow River bike paths, with easy access to Stoney Trail, the mountains, and more.

Built in 1981

Essential Information

MLS® #	A2136717
Price	\$225,000
Sold Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,043
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	611, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 5E6

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Park, Parking, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured

Interior

Interior Features	Breakfast Bar, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	10

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	3
Zoning	C-COR2 f3.0h46
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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