

\$254,900 - 809, 8604 48 Avenue Nw, Calgary

MLS® #A2149107

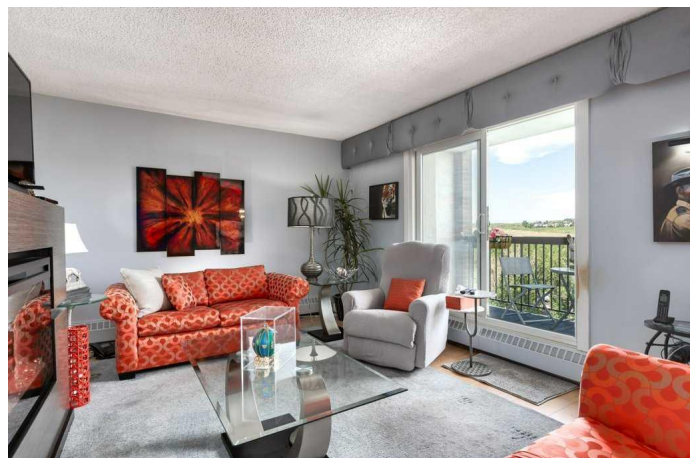
\$254,900

2 Bedroom, 1.00 Bathroom, 964 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Nestled in a hidden nook of Bowness, sits this lovely corner unit in a concrete building. Overlooking the bow river valley and Bowness park, #809 offers an unparalleled living experience. Offering the best layout in the complex, this charming 2-bedroom, 1-bathroom unit shows pride of ownership throughout and offers stunning views from every window. spanned across a spacious layout , this property isn't just a home; it's a sanctuary that blends luxurious comfort with the serene embrace of nature, all while keeping you moments away from the vibrant pulse of the city. Your journey begins in a welcoming foyer, providing a seamless transition from the outdoors. This space sets the stage for the comfort and elegance that defines every corner of this home. Carry on into the living area, where the warmth the fireplace and an abundance of sunlight throughout create an inviting ambiance. Large windows frame snapshots of nature, bringing its tranquil beauty indoors. This is a space designed for cherished moments, offering the perfect backdrop. The heart of the home is the stylish kitchen, boasting ample counter space, crisp white cabinetry, massive pantry, and quartz counters, complement an aesthetic of timeless elegance. Whether grabbing a quick bite at the breakfast bar or gathering for a meal in the formal dining area, every occasion feels special here. It's more than a kitchen; it's a canvas for your culinary dreams. Retreat to the sanctuary of the



bedrooms, where comfort meets sophistication. Step outside to a spacious patio, under the canopy of trees is the perfect space for entertaining. Head down to the main floor where you can enjoy the resident access to the sauna, full size gym, patio and large community room.

Immerse yourself in the beauty of the Bow River’s banks, with endless trails at your doorstep. Mornings are redefined with walks amidst the river's pathways, lush trees, and the sound of nature to energize your day. Despite this natural seclusion, downtown Calgary is 11 min out your door, U Of C is 6 minutes, Foothills Hospital 7 minutes, access to Stoney trail, and mountains, ensuring your commute is as serene as your surroundings. Offering an escape into a world where lifestyle, comfort, and nature dwell in perfect harmony. Welcome to your dream home, where expectations aren’t just met—they’re surpassed. Book Your showing today!

Built in 1981

Essential Information

MLS® #	A2149107
Price	\$254,900
Sold Price	\$256,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	964
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	809, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5E6

Amenities

Amenities	Fitness Center, Party Room, Sauna, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	10

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 19th, 2024
Days on Market	2
Zoning	C-COR2 f3.0h46
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.