

\$349,900 - 32, 8544 48 Avenue Nw, Calgary

MLS® #A2160290

\$349,900

3 Bedroom, 2.00 Bathroom, 486 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Walking distance to the Bow River pathway system & Bowness Park is this beautifully updated home in RIVERSIDE RIDGE...this popular townhome project on the bluff overlooking the river in the historic established community of Bowness. Perfect for the first-time homeowner, young family or as investment, this wonderful condo enjoys upgraded laminate floors throughout, 3 bedrooms, 1.5 bathrooms & an outdoor parking stall for your exclusive use. The main level of this sleek & stylish bi-level is loaded with natural light, with its great-sized windows, open concept living/dining room & spacious kitchen with farmhouse sink, butcherblock counters & white appliances including Bosch dishwasher. Lower level - with large windows, has 2 bedrooms, updated full bathroom with tile floors & shower/tub combo with subway tile surround plus laundry with stacking LG stainless steel steam washer/dryer. Main floor also has another bedroom (or home office) & powder room. Both bathrooms also have low-flow/dual-flush toilets. Sensational outdoor space with 2 decks...the East-facing front deck & West-facing deck in the fenced backyard. Right across from your new home is your outside parking stall complete with plug-in. RIVERSIDE RIDGE is a quaint 34-unit complex nestled on the ridge on the South side of the Bow River, next to the winding trails leading to the Bow River Pathway system & Bowness Park. Neighbourhood schools, shopping & parks are all just minutes from



your front door & with its prime location giving you easy access to Stoney Trail & the TransCanada Highway/16th Avenue, you're a quick commute to the University of Calgary & Foothills Medical Centre, transit, retail centres & downtown.

Built in 1971

Essential Information

MLS® #	A2160290
Price	\$349,900
Sold Price	\$361,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	486
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	32, 8544 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A6

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Low Flow Plumbing Fixtures, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 12th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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