

# \$195,000 - 218, 8604 48 Avenue Nw, Calgary

MLS® #A2200247

**\$195,000**

1 Bedroom, 1.00 Bathroom, 763 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

**PRICE REDUCED!** in beautiful BOWNESS!  
Silverwood on the Park an 18+ Adult Living  
Building! This spacious 1 bedroom, 1  
bathroom, CORNER UNIT has amazing  
RIVER and POND VIEWS! Steps to the river  
and endless walking & biking paths and more!  
QUIET CONCRETE BUILDING.

Contemporary finishings including white  
kitchen cabinets, quartz countertops, marble  
backsplash. Large living room area with sliding  
patio doors out to the balcony to enjoy the  
views. Huge dining room for those larger  
meals and to entertain guests. Designer  
bathroom with raised sink, quartz counters and  
conveniently located beside the spacious  
bedroom. The additional room down the hall  
could be used for storage, office area, or a  
den. Common area laundry is free and right  
around the corner from the unit on the 2nd  
floor. So many extras in this home - 1  
HEATED UNDERGROUND ASSIGNED  
PARKING STALL, amazing fitness center,  
social room with kitchen, pool and shuffle  
board tables, sauna, roof top patio, visitor  
parking, and more! Condo fee includes  
electricity, heat, water, sewer! \$195,000. This  
property is priced to sell and will not last long!



Built in 1981

## Essential Information

MLS® #	A2200247
Price	\$195,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	763
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	218, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

### **Amenities**

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

### **Interior**

Interior Features	Vinyl Windows, Elevator, Recreation Facilities, Sauna, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	10

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	46
Zoning	C-COR2

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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