

# \$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), Fitness Center, Party Room, Recreation Room, Sauna, Snow Removal, Trash, Visitor Parking, Laundry, Recreation Facilities
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	66
Zoning	C-COR2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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