

# \$255,000 - 814, 8604 48 Avenue Nw, Calgary

MLS® #A2191787

**\$255,000**

2 Bedroom, 1.00 Bathroom, 836 sqft  
Residential on 0.00 Acres

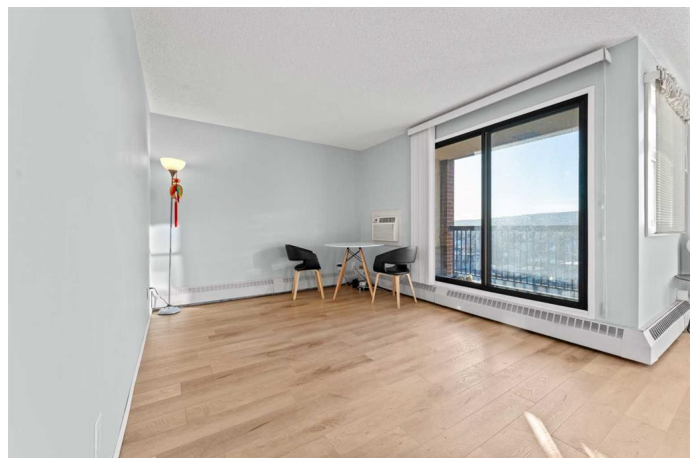
Bowness, Calgary, Alberta

\*\*\*Open House -- Saturday, April 5, 10:00 to 12:00 \*\*\*Experience Serenity at Silverwood on the Park! Nestled just a block away from the tranquil Bow River and the stunning vistas of Bowness Park, this 2-bedroom gem in a quiet, concrete building is the epitome of peaceful, adult-oriented living. Each room is thoughtfully designed with comfort in mind, featuring spacious living areas and separate dining space, perfect for quiet evenings or entertaining guests.

Step onto the inviting balcony and be greeted by the breathtaking views of Canada Olympic Park – an ideal spot for morning coffees or unwinding after a long day. The unit is practical yet stylish, offering large bedrooms each equipped with ample closet space for all your essentials, alongside a generously sized, well-appointed bathroom.

Embrace a lifestyle of convenience and luxury with exclusive amenities available to residents of this 18+ community. Enjoy access to heated underground parking, lush rooftop patios offering expansive views and space for green thumbs, and a vibrant recreation room equipped with a pool table, ping pong, and shuffleboard. A state-of-the-art gym, relaxing sauna, and a social room with a full kitchen await to enhance your social and physical well-being.

Perfectly positioned minutes from the bustling



new Farmerâ€™s Market, top-tier dining, comprehensive shopping options, and the scenic Bow River bike paths, this location offers both the vibrancy of urban life and the peace of natural surroundings. With all utilities included in the condo fees, this home is not just a living space but a hassle-free lifestyle investment.

Donâ€™t miss the opportunity to make this tranquil haven your own. Act now and schedule a viewing with your trusted Realtor to see firsthand why Silverwood on the Park is so coveted!

Built in 1981

### **Essential Information**

MLS® #	A2191787
Price	\$255,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	814, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Roof Deck, Laundry, Recreation Room, Sauna, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground, Stall

### **Interior**

Interior Features	Open Floorplan, Storage, Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	10

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Brick

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	50
Zoning	C-COR2 f3.0h46

### **Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.