

**808, 8604 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2209453**



**\$225,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 768
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** All Window Coverings

Unbeatable location in the friendly community of Bowness! Come experience condo living at it's BEST! Welcome to this lovely well cared for 2 bdr overlooking BOWNESS PARK & the BOW RIVER. Silverwood On The Park, a well managed Adult 18+ BRICK & CONCRETE building. Step inside to the well equipped kitchen opening to a spacious living & dining room. You'll find 2 generous size bdr, a 4 piece bath, large storage room & beautiful views from every window. This welcoming space is spotless, freshly painted & Laundry right next door & it's FREE! Enjoy the sunset from your private W facing balcony. You'll love the incredible views from the roof top patio. A quiet peaceful place to unwind after a busy day. Newer Noise reducing, energy efficient windows. Unit includes an underground heated parking stall. This wonderful inclusive community offers amenities to encourage a welcoming home for everyone. Fabulous recreation room with kitchen for gatherings, games tables, TV, patio & workout room with Sauna. Right outside your door awaits the tranquil world of nature along the Bow & endless River pathways. Quiet & away from the City buzz yet only 20 min to downtown. Close to the Foothills & Children's Hospital, U of C, Winsport, Farmers Market, shopping centres & quick easy access to Trans Canada Hwy West when heading to the Mountains. Bus stop directly in front of the building. Don't miss the opportunity to experience superb living.. truly a great choice to make this your NEW HOME!