

# \$237,500 - 315, 8604 48 Avenue Nw, Calgary

MLS® #A2237224

**\$237,500**

2 Bedroom, 1.00 Bathroom, 898 sqft

Residential on 0.00 Acres

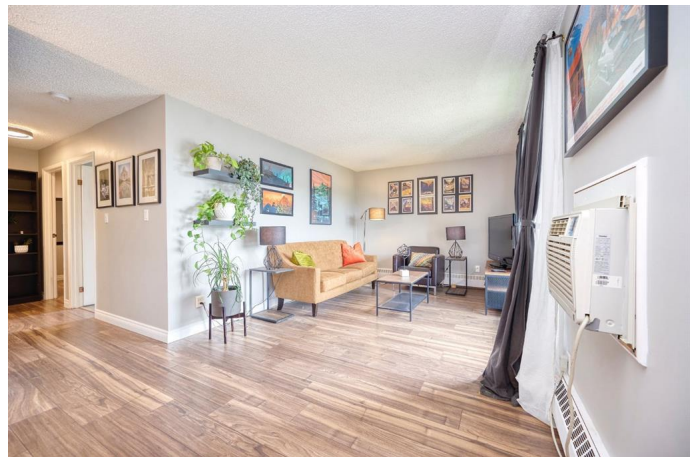
Bowness, Calgary, Alberta

This BRIGHT and SPACIOUS CORNER unit features great VIEWS and has plenty of WINDOWS that allow for natural light to flow through. Located in the heart of Bowness, right next to Bowness Park, the River, and endless pathways. This SPACIOUS condo offers an open layout and newer flooring throughout. The kitchen features a raised EATING BAR that overlooks the large living room and dining room. The patio doors lead to your CORNER BALCONY where you can sit back, relax, and enjoy the views.

The 2 BEDROOMS are SPACIOUS with ample closet space. The BATHROOM has been BEAUTIFULLY UPDATED with IN-FLOOR HEATING. All UTILITIES are included in the CONDO FEES. There is plenty of STORAGE, an UNDERGROUND HEATED PARKING STALL, as well as FREE LAUNDRY on every floor.

This desirable building offers many AMENITIES, including a REC ROOM with a kitchen, POOL and PING-PONG tables, GAMES TABLES, and a large, well-equipped GYM and SAUNA. Incredible VALUE and FANTASTIC LOCATION! Quick access to STONEY TRAIL, U of C, FOOTHILLS and CHILDREN'S HOSPITAL, and TRANSIT right out the front door.

SILVERWOOD ON THE PARK is an 18+ ADULT BUILDING and is EXTREMELY WELL MAINTAINED. PETS are allowed with BOARD APPROVAL. Don't forget to check out all the PATIOS located on floors 5, 7, and 9.



Built in 1981

**Essential Information**

MLS® #	A2237224
Price	\$237,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	898
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	315, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

**Amenities**

Amenities	Elevator(s), Fitness Center, Laundry, Recreation Facilities, Recreation Room, Visitor Parking, Sauna
Parking Spaces	1
Parking	Heated Garage, Stall, Underground

**Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	Central Air
# of Stories	10

**Exterior**

Exterior Features	Balcony
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Construction      Brick, Concrete

### **Additional Information**

Date Listed      July 10th, 2025

Days on Market      17

Zoning      C-COR2 f3.0h46

### **Listing Details**

Listing Office      RE/MAX House of Real Estate

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