



**DJ Golden**  
**REAL ESTATE**

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**418, 8604 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2217136**



**\$210,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 715
<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>	See Remarks		

**Inclusions:** NA

Lagoon Views | Spacious Concrete Condo | Silverwood in Bowness Welcome to Silverwood, a sought-after concrete building in the heart of Bowness! This spacious 764 sq ft one-bedroom condo offers breathtaking views of the lagoon from your oversized balcony&mdash;perfect for morning coffee or evening relaxation. Inside, you&rsquo;ll find a generous floor plan with a large dining area, expansive living room, and an abundance of natural light. The bedroom features a huge closet, and the unit includes in-suite storage for added convenience. Enjoy underground heated parking, and access to a host of amenities including a fitness centre, sauna, shuffleboard, games room, and a full kitchen in the common area&mdash;ideal for hosting gatherings. Plus, there are three stunning rooftop patios to take in the views and entertain guests. All of this in a concrete building known for its quiet comfort and unbeatable location&mdash;just steps from shopping, transit, restaurants, the Bow River pathways, and more.