

**315, 8604 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2237224**



**\$237,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 898 sq.ft.                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Stall, Underground  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |                |
|--------------------|-----------------|-------------------|----------------|
| <b>Heating:</b>    | Baseboard       | <b>Water:</b>     | -              |
| <b>Floors:</b>     | Vinyl           | <b>Sewer:</b>     | -              |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 899         |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -              |
| <b>Exterior:</b>   | Brick, Concrete | <b>Zoning:</b>    | C-COR2 f3.0h46 |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -              |
| <b>Features:</b>   | Breakfast Bar   |                   |                |

**Inclusions:** n/a

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.