

**814, 8604 48 Avenue NW**  
**Calgary, Alberta**
**MLS # A2191787**

**\$249,999**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	836 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 781
<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>	Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

\*\*\*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 &mdash; 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 Farmer&rsquo;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. Don&rsquo;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!