

518, 8604 48 Avenue NW  
Calgary, Alberta

MLS # A2166558



**\$239,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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 f3.0h46
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** NA

Welcome to Silverwood on the Park, a premier adult building overlooking the stunning Bowness Park! This secure and solid brick and concrete building offers peace of mind and comfort, and this beautifully renovated unit on the fifth floor is ready for you to call home. The one-bedroom suite features an open-concept layout with a spacious balcony showcasing breathtaking views of Bowness Park, the Bow River, and the scenic hillside escarpment. Recent renovations include elegant granite countertops, luxury vinyl plank flooring, updated tub surround, modern light fixtures, fresh paint, and the addition of an AC unit for your comfort. Inside, you'll find large living and dining areas, in-suite storage, and newer windows. The condo fees cover all utilities (excluding cable/telephone) and include a heated underground parking stall. Silverwood on the Park boasts numerous amenities, such as an exercise room with a sauna, a large recreational room with a kitchen, and three outdoor rooftop terraces. This 18+ building has undergone several recent improvements, including new windows, and allows one small cat or dog with board approval. Enjoy easy access to Bowness Park, Bowmont off-leash park, and the Bow River bike path system, as well as nearby restaurants, the new Superstore, and the Greenwich Farmers Market. Plus, it's a convenient route westward to the mountains! Don't miss the chance to make this beautifully updated and air-conditioned unit your home today!