

**218, 8604 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2200247**



**\$200,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	763 sq.ft.	<b>Age:</b>	1981 (44 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	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Recreation Facilities, Sauna, Storage, Vinyl Windows		

**Inclusions:** N/A

JUST LISTED in beautiful BOWNESS! Silverwood on the Park an 18+ Adult Living Building! This spacious 1 bedroom, 1 bathroom, CORNER UNIT has amazing RIVER and POND VIEWS! Steps to the river and endless walking & biking paths and more! QUIET CONCRETE BUILDING. Contemporary finishings including white kitchen cabinets, quartz countertops, marble backsplash. Large living room area with sliding patio doors out to the balcony to enjoy the views. Huge dining room for those larger meals and to entertain guests. Designer bathroom with raised sink, quartz counters and conveniently located beside the spacious bedroom. The additional room down the hall could be used for storage, office area, or a den. Common area laundry is free and right around the corner from the unit on the 2nd floor. So many extras in this home - 1 HEATED UNDERGROUND ASSIGNED PARKING STALL, amazing fitness center, social room with kitchen, pool and shuffle board tables, sauna, roof top patio, visitor parking, and more! Condo fee includes electricity, heat, water, sewer! \$200,000. This property is priced to sell and will not last long!