

#19, 8544 48 Avenue NW
Calgary, Alberta

MLS # A2200863



\$329,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	489 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: All light fixtures

Nestled RIGHT ON THE RIDGE of BOWNESS PARK, this location is truly unbeatable! Walk to Bowness Park in just one minute from the front door of this two-bedroom CORNER townhouse. The main floor has a living room with a den, perfect for a home office, reading nook or even a THIRD BEDROOM. The kitchen has enough room for a table and chairs. A large pantry with ample room for a freezer completes this floor. Being a CORNER UNIT, it takes in lots of natural light, and a skylight adds even more to that. The unit has upgraded windows and doors and a new(er) private deck. Both bedrooms are located below grade, keeping them cool in the summer. A 4-piece bathroom completes the space. Right outside your front door you will find a large DECK to enjoy the sun as it is SOUTH facing. Riverside Ridge is a lovely, smaller 34-unit complex, is well managed and allows pets. A parking stall is assigned to the unit. Bus stops are a stone's throw away on the corners of 85th and 48th. The quaint little outside yard is maintained by the current owner voluntarily. The unit's location is unbeatable with Bowness Park, Baker Park and Bowmont Park all located nearby along the Bow River. It is close to the farmers' market and the brand new supermarket on 69 Street NW. As well, across are more shops at the new development of Trinity Hills. The TransCanada Highway provides quick access to the mountains. Give this unit some love and create your own personal little haven, so close to Bowness Park. This location is perfect for investors as well.