

308, 8604 48 Avenue NW
Calgary, Alberta

MLS # A2255215



\$209,900

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 821
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f3.0h46
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

HANDYMAN SPECIAL! Exceptional opportunity in Silverwood on the Park, located in the heart of Bowness—just steps from the Bow River pathways and Bowness Park. This 2-bedroom, 1-bathroom adult living condo offers 815 SF with a functional layout and strong potential for renovation and value-add. The unit features a bright living room with access to a west-facing balcony overlooking the Bow River, offering peaceful views and evening sun. A dedicated dining area flows into a well-sized kitchen ready for your updates. Two spacious bedrooms provide flexibility for comfortable living or a home office, while a full 4-piece bathroom and a rare in-suite storage room add everyday convenience. Silverwood on the Park is known for its solid amenities, including a fitness centre, sauna, social room, secured underground heated parking, visitor parking, and elevator access. Condo fees include heat, electricity, water, and sewer - simplifying ownership costs. Set in the vibrant and evolving community of Bowness, you’re surrounded by parks, local shops, cafes, and year-round outdoor recreation, with easy access to downtown and the mountains. Ideal for renovators, investors, or buyers looking to customize and build equity - this is a rare chance to secure a well-located unit with significant upside.