

710, 8604 48 Avenue NW
Calgary, Alberta

MLS # A2339088



\$215,000

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f3.0h46
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

THE VIEWS ARE INCREDIBLE! Perched high on the 7th floor of Silverwood on the Park, this bright one-bedroom condo delivers a front-row seat to some of northwest Calgary's most beautiful scenery. Wake up to sweeping views over the pond and lush treetops of Bowness Park, watch the activity at the splash park below, and enjoy gorgeous northwest views that change with every season. Inside, the functional layout features a spacious living area, comfortable bedroom, full bathroom and an exceptionally large in-suite storage room—a rare and valuable bonus in condo living! The lifestyle here is just as impressive. Enjoy FREE laundry conveniently located on the 7th floor, then step out onto the 7th-floor rooftop patio to unwind and take in incredible views toward Canada Olympic Park. This adult-only building also offers fantastic amenities, including a welcoming resident lounge with a full kitchen, fitness room and relaxing sauna. Located moments from Bowness Park, the Bow River pathways, local shops, restaurants and everyday conveniences, this is more than a condo—it's easy, elevated living with an unforgettable view. Opportunities like this don't come around often!