

# \$237,500 - 315, 8604 48 Avenue Nw, Calgary

MLS® #A2237224

**\$237,500**

2 Bedroom, 1.00 Bathroom, 898 sqft

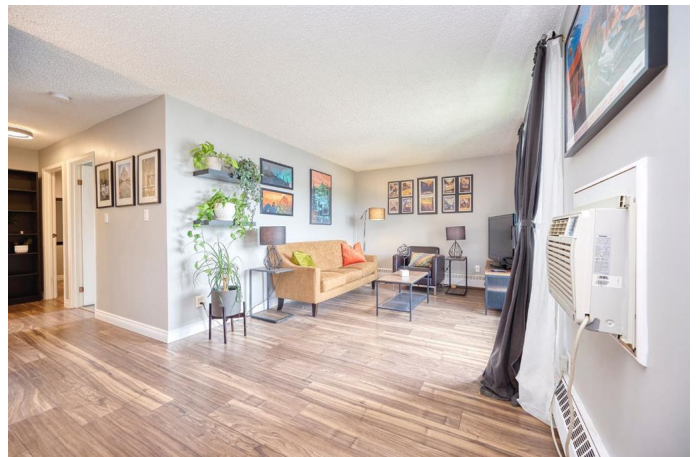
Residential on 0.00 Acres

Bowness, Calgary, Alberta

This BRIGHT and SPACIOUS CORNER unit features great VIEWS and has plenty of WINDOWS that allow for natural light to flow through. Located in the heart of Bowness, right next to Bowness Park, the River, and endless pathways. This SPACIOUS condo offers an open layout and newer flooring throughout. The kitchen features a raised EATING BAR that overlooks the large living room and dining room. The patio doors lead to your CORNER BALCONY where you can sit back, relax, and enjoy the views.

The 2 BEDROOMS are SPACIOUS with ample closet space. The BATHROOM has been BEAUTIFULLY UPDATED. All UTILITIES are included in the CONDO FEES. There is plenty of STORAGE, an UNDERGROUND HEATED PARKING STALL, as well as FREE LAUNDRY on every floor. This desirable building offers many AMENITIES, including a REC ROOM with a kitchen, POOL and PING-PONG tables, GAMES TABLES, and a large, well-equipped GYM and SAUNA. Incredible VALUE and FANTASTIC LOCATION! Quick access to STONEY TRAIL, U of C, FOOTHILLS and CHILDREN'S HOSPITAL, and TRANSIT right out the front door.

SILVERWOOD ON THE PARK is an 18+ ADULT BUILDING and is EXTREMELY WELL MAINTAINED. PETS are allowed with BOARD APPROVAL. Don't forget to check out all the PATIOS located on floors 5, 7, and 9.



Built in 1981

## Essential Information

MLS® #	A2237224
Price	\$237,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	898
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	315, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

## Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Recreation Room, Visitor Parking, Laundry, Sauna
Parking Spaces	1
Parking	Heated Garage, Stall, Underground

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	10

## Exterior

Exterior Features	Balcony
-------------------	---------

Construction            Brick, Concrete

**Additional Information**

Date Listed            July 10th, 2025  
Days on Market        1  
Zoning                 C-COR2 f3.0h46

**Listing Details**

Listing Office           RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.