



## 8604 48 Avenue Calgary Alberta

\$235,000

SUPERB LOCATION!!! Lovely very well maintained 2 Bedroom, CORNER END UNIT with a private balcony BACKING ON TO BOWNESS PARK with incredible views of the park, & the Bow River! Welcome to Silverwood On The Park. This is a well-managed, quiet Adult (18+) concrete & brick building nestled in a Prime Location overlooking Bowness Park. This is one of the larger units in the building with 957 Sq.ft of living space in a wonderful open concept layout. The kitchen boasts ample cupboard space, stainless steel appliances, breakfast bar and overlooks the dining and living rooms, great for entertaining friends and family. The living room & dining room are very spacious and both have views of Bowness Park including the private balcony right off the living room! Completing this open layout are two generous sized bedrooms, a full bathroom and a large in-suite storage/pantry room. Newer Noise-reducing and energy-efficient windows (3 years old). The unit includes an assigned heated underground parking stall. Quick drive to Foothills Hospital, Children's Hospital, University of Calgary, Winsport, Farmer's Market, Major Shopping Centres and quick access to the Trans Canada Highway west if you want to head out to the mountains or Stoney Trail access to the airport. Easy commute into downtown Calgary. There is also a bus stop directly in front of the building. The condominium fees cover a variety of utilities & amenities including electricity, heat, water, garbage & recycling, free common laundry on each floor, secured front door, social/party room, games room & a large fitness gym with big windows overlooking Bowness park, access to 3 roof top patios with wonderful panoramic views, secure underground parking & visitor parking. Rare to find a building is such an exceptional location. Steps to walking & bike paths! Walk to Bowness Park & The Bow River. Call today for your private showin...

Living room 14.17 Ft x 10.67 Ft

Kitchen 13.08 Ft x 7.83 Ft

Dining room 12.25 Ft x 8.83 Ft

Primary Bedroom 14.25 Ft x 11.67 Ft

Bedroom 14.25 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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