



## 8604 48 Avenue Calgary Alberta

\$245,000

Welcome to Silverwood on the Park, an 18+ building ideally located in the heart of Bowness. This bright and beautifully maintained 2-bedroom, 1-bathroom condo offers sweeping east-facing views and an abundance of natural light throughout the day. The spacious living and dining area provides plenty of room to relax or entertain, all while enjoying the sunny exposure and open outlook. The functional kitchen offers ample cabinetry and workspace, while the updated bathroom adds a fresh, modern touch. Updated laminate flooring runs seamlessly throughout the unit, creating a clean and cohesive feel. Both bedrooms are generously sized and feature large closets, offering excellent storage and comfort. Additional conveniences include underground heated parking perfect for Calgary winters and the peace of mind that comes with well-managed condo living. Silverwood on the Park boasts fantastic amenities, including a social room for gatherings, a large fitness centre with views overlooking Bowness Park, and a relaxing dry sauna. Enjoy the perfect blend of nature and city living with parks, pathways, shopping, and transit just steps away. Whether you're a first-time buyer, downsizer, or investor, this bright and inviting condo is an exceptional opportunity in a highly desirable location. (id:6769)

4pc Bathroom 4.92 Ft x 10.08 Ft

Bedroom 12.83 Ft x 8.00 Ft

Dining room 8.50 Ft x 7.75 Ft

Kitchen 7.58 Ft x 9.67 Ft

Living room 16.67 Ft x 15.00 Ft

Primary Bedroom 12.83 Ft x 10.08 Ft

Storage 4.67 Ft x 12.33 Ft

Listing Presented By:



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