



THE
A-TEAM

**RE/MAX
FIRST**

8604 48 Avenue #518, Calgary T3B5E6

MLS® #: **A2166558** Area: **Bowness** Listing Date: **09/18/24** List Price: **\$239,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **762**
 Low Sqft:
 Ttl Sqft: **762**

DOM

94
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 17`8"	Dining Room	Main	13`10" x 10`3"
Kitchen	Main	8`0" x 7`10"	Bedroom - Primary	Main	13`3" x 10`11"
4pc Bathroom	Main	0`0" x 0`0"	Storage	Main	5`8" x 10`7"

Legal/Tax/Financial

Condo Fee: **\$715** Title: **Fee Simple** Zoning: **C-COR2 f3.0h46**
 Fee Freq:

Legal Desc:

8310407

Monthly

Remarks

Pub Rmks:

Welcome to Silverwood on the Park, a premier adult building overlooking the stunning Bowness Park! This secure and solid brick and concrete building offers peace of mind and comfort, and this beautifully renovated unit on the fifth floor is ready for you to call home. The one-bedroom suite features an open-concept layout with a spacious balcony showcasing breathtaking views of Bowness Park, the Bow River, and the scenic hillside escarpment. Recent renovations include elegant granite countertops, luxury vinyl plank flooring, updated tub surround, modern light fixtures, fresh paint, and the addition of an AC unit for your comfort. Inside, you'll find large living and dining areas, in-suite storage, and newer windows. The condo fees cover all utilities (excluding cable/telephone) and include a heated underground parking stall. Silverwood on the Park boasts numerous amenities, such as an exercise room with a sauna, a large recreational room with a kitchen, and three outdoor rooftop terraces. This 18+ building has undergone several recent improvements, including new windows, and allows one small cat or dog with board approval. Enjoy easy access to Bowness Park, Bowmont off-leash park, and the Bow River bike path system, as well as nearby restaurants, the new Superstore, and the Greenwich Farmers Market. Plus, it's a convenient route westward to the mountains! Don't miss the chance to make this beautifully updated and air-conditioned unit, your home today! Unit also includes free laundry in the common area which is located on the same floor!

Inclusions:

NA

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







