



THE A-TEAM

RE/MAX FIRST

8604 48 Avenue #518, Calgary T3B5E6

MLS#: A2166558 Area: Bowness Listing: 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

63
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, and 4pc Bathroom.

Legal/Tax/Financial

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

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







