

\$235,000 - 410, 8604 48 Avenue Nw, Calgary

MLS® #A2264858

\$235,000

1 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

SUPERB LOCATION!!! Experience park-side living in this beautifully renovated one-bedroom condo **BACKING DIRECTLY ONTO BOWNESS PARK** with breathtaking views from your private balcony! Welcome to Silverwood on the Park, a well-managed, quiet, adult (18+) concrete and brick building in one of Calgary's most desirable locations. Inside, you'll find 675 sq.ft. of bright, open-concept living space featuring new Vinyl Plank floors and a fully renovated kitchen with Quartz countertops, stainless steel appliances, and plenty of cabinet space. The spacious living and dining areas open to a private balcony off the living room overlooking the park, making it the perfect place to relax and unwind. The generous sized primary bedroom also enjoys serene park views, and the renovated bathroom features a walk-in shower. A large in-suite storage and pantry room completes this fantastic layout. 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 showing.

Built in 1981

Essential Information

MLS® #	A2264858
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	410, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Visitor Parking, Laundry
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	10

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Construction	Brick, Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	C-COR2 f3.0h46

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.