

\$234,800 - 308, 8604 48 Avenue Nw, Calgary

MLS® #A2255215

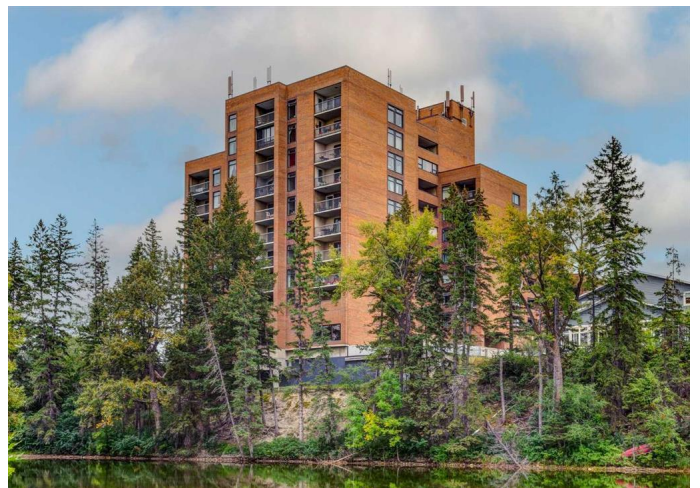
\$234,800

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to Silverwood on the Park in the heart of Bowness - a community known for its charm, riverside pathways, and access to both nature and city amenities. This 2-bedroom, 1-bathroom condo offers 815 sq.ft. of comfortable living space with an inviting layout that maximizes both functionality and comfort. Inside, you'll find a bright living room that opens to a west-facing balcony, perfect for enjoying evening sun and views. The dining area flows easily into a well-appointed kitchen, while the primary bedroom and second bedroom provide plenty of private space for rest or a home office. A full 4-piece bathroom and a rare in-suite storage room complete the unit, ensuring convenience and extra functionality. The building itself is known for its amenities and strong community feel. Residents enjoy a fitness centre, sauna, social/party room, secured underground heated parking, visitor parking, and elevator access. The condo fees include heat, electricity, water, and sewer, providing peace of mind and simplifying monthly budgeting. The location is one of the biggest draws: step outside to access Bowness Park, pathways along the Bow River, and nearby shops and services. Bowness is a vibrant, growing community with a unique small-town character - home to markets, cafes, schools, and year-round outdoor activities. For commuters, downtown Calgary and the mountains are both within easy reach. Whether you're a first-time buyer, investor, or downsizer, this



condo delivers incredible value with its spacious layout, secure amenities, and unbeatable location next to one of Calgary’s most beloved parks. Don’t miss the chance to make this your new home in Bowness!

Built in 1981

Essential Information

MLS® #	A2255215
Price	\$234,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 8604 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5E6

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Party Room, Recreation Room, Secured Parking, Visitor Parking, Sauna
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home
-------------------	---------------------------------

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	10

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	18
Zoning	C-COR2 f3.0h46

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.