



GRASSROOTS
REALTY GROUP

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913, 8604 48 Avenue NW
Calgary, Alberta

MLS # A2316554



\$249,999

Division:	Bowness		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 814
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f3.0h46
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: NA

Spectacular 9th-Floor Condo with Amazing Views. Enjoy breathtaking views of Calgary, neighbouring Bowness Park, the Bow River, Canada Olympic Park, and Calgary's downtown skyline from this stunning two-bedroom condo in Silverwood on the Park. This quiet, well-managed 18+ adult concrete and brick building is ideally situated in a prime location directly overlooking the park. The moment you enter, you're welcomed by sweeping south-facing river valley vistas and panoramic city views. A unique feature of this home is the direct interior access to one of the building's expansive private rooftop patios, offering an exceptional outdoor retreat. The thoughtfully designed layout includes two spacious bedrooms, a large living room enhanced by the enclosed former balcony for additional living space, a separate dining area adjacent to the kitchen, which is outfitted with granite countertops, stainless steel appliances, and refurbished cabinetry and a generous in-suite storage room. A convenient door from the unit leads directly to the patio area and laundry machines are located on each floor. Residents enjoy excellent amenities, including a fitness room with views of the Bowness Park lagoon, Sauna, a common games room, and secure underground parking. Condo fees include all utilities for added convenience and value. Located just minutes from the new Farmers' Market, popular restaurants, extensive shopping, scenic Bow River pathways, and major routes such as Stoney Trail and the C-Train, this home also offers quick access to the mountains and countless recreational opportunities. This is a rare opportunity to enjoy park-side living with outstanding views and exceptional convenience.