



GRASSROOTS
REALTY GROUP

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14, 8544 48 Avenue NW
Calgary, Alberta

MLS # A2317377



\$310,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	488 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 398
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		
Inclusions:	Skylight		

Welcome to Unit #14 at Riverside Ridge in the northwest community of Bowness. This professionally updated, multi-level condo features three bedrooms, one full bathroom, and a newly added main-floor powder room completed in 2026. The flexible main-level bedroom easily transitions into a private home den. Fresh professional paint covers all walls and kitchen cabinetry, complemented by a newly integrated dishwasher and new stove. High-end interior updates include modern luxury vinyl plank flooring across the main level, plush new carpet on the lower level, and a remote-operated kitchen skylight installed in 2025, with automatic rain and wind sensors to protect from the elements. Positioned away from main traffic at the end of the complex, the property offers a quiet location with assigned parking directly in front of the entrance. The development borders the Bow River and its expansive regional pathway system, delivering immediate outdoor recreation access. Residents live steps from Bowness Park and a short drive from the local Farmers' Market. The surrounding area maintains a distinct, village-like character with an established collection of independent shops, restaurants, and professional services. Commuting is effortless with easy access to Stoney Trail, Market Mall, the University of Calgary, and the Trans-Canada Highway for quick escapes to the mountains. These units don't come up often book your showing today!