

# \$210,000 - 418, 8604 48 Avenue Nw, Calgary

MLS® #A2217136

**\$210,000**

1 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Lagoon Views | Spacious Concrete Condo |  
Silverwood in Bowness

Welcome to Silverwood, a sought-after concrete building in the heart of Bowness! This spacious 764 sq ft one-bedroom condo offers breathtaking views of the lagoon from your oversized balcony—perfect for morning coffee or evening relaxation.

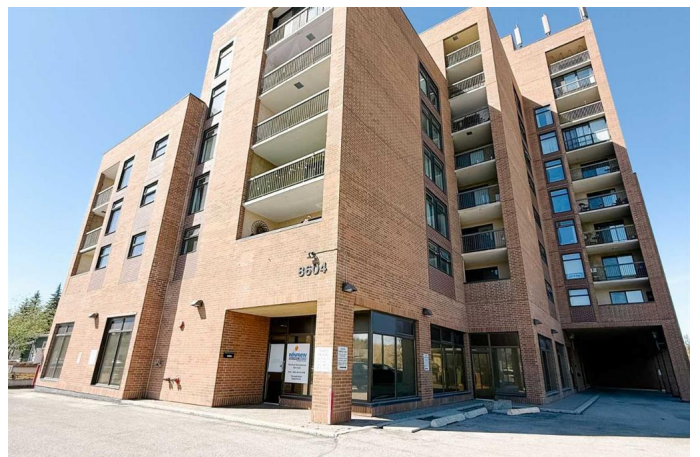
Inside, you™ll find a generous floor plan with a large dining area, expansive living room, and an abundance of natural light. The bedroom features a huge closet, and the unit includes in-suite storage for added convenience.

Enjoy underground heated parking, and access to a host of amenities including a fitness centre, sauna, shuffleboard, games room, and a full kitchen in the common area—ideal for hosting gatherings. Plus, there are three stunning rooftop patios to take in the views and entertain guests.

All of this in a concrete building known for its quiet comfort and unbeatable location—just steps from shopping, transit, restaurants, the Bow River pathways, and more.

Built in 1981

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2217136          |
| Price          | \$210,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 764               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 418, 8604 48 Avenue Nw |
| Subdivision | Bowness                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5E6                |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Park, Party Room, Recreation Facilities, Sauna, Storage |
| Parking Spaces | 1                                                                             |
| Parking        | Underground                                                                   |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air, Hot Water              |
| Cooling           | None                               |
| # of Stories      | 10                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 5             |
| Zoning         | C-COR2        |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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