# 712 8604 48 Avenue NW

Calgary | Active | MLS® A2322450

**$219,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1981** | **871.2 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Imagine a lifestyle where morning walks through Bowness Park, afternoon bike rides along the Bow River pathways, and evenings spent with friends at nearby cafés and restaurants are all part of your daily routine. Welcome to Silverwood on the Park, an 18+ community perfectly positioned to enjoy one of Calgary's most vibrant and connected neighbourhoods. This bright and beautifully maintained 2-bedroom condo offers a comfortable retreat after a day spent exploring the community. Natural light pours through the east-facing windows, creating a warm and inviting atmosphere throughout the spacious living and dining areas. Whether you're entertaining guests, curling up with a good book, or enjoying your morning coffee as the sun rises, this home is designed for easy, relaxed living. The thoughtfully designed kitchen offers ample storage and workspace, while the updated bathroom and modern laminate flooring provide a fresh, move-in-ready feel. Two generously sized bedrooms with large closets offer flexibility for overnight guests, a home office, or additional space to suit your lifestyle. Life at Silverwood on the Park extends well beyond your front door. Stay active in the fitness centre, unwind in the dry sauna, or connect with neighbours in the social room. Heated underground parking means you'll never have to worry about Calgary's winter weather, while the professionally managed building allows you to spend less time on maintenance and more time enjoying life. Located just moments from Bowness Park, the Bow River, local shops, restaurants, transit, and countless recreational opportunities, this is a home that offers the perfect balance of urban convenience and outdoor adventure. Whether you're looking to simplify your lifestyle, downsize without compromise, or simply enjoy a community rich in amenities and natural beauty, this is a place you'll love coming home to.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2322450 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1981 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 871.2 sq. ft. |
| **Main Level Finished Area:** | 871.2 sq. ft. |
| **Condo Fee:** | $814.18 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Other |
| **Entry Level:** | 7 |
| **Stories Total:** | 7 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1981 (Age: 45) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 8310407 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete |
| **Structure Type:** | High Rise (5+ stories) |

| | |
|---|---|
| **Ensuite:** | No |
| **Flooring:** | Ceramic Tile, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Assigned, Parkade, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Common Area, Multiple Locations, See Remarks |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Silverwood On The Park |
| **Community:** | Bowness |
| **Amenities:** | Elevator(s), Fitness Center, Laundry, Parking, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Sauna, Secured Parking, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| **Inclusions:** | None |
| **Restrictions:** | Adult Living, Pet Restrictions or Board approval Required, Pets Allowed |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom · 12'10" × 8' · |
| **Main Floor** | Dining Room · 8'6" × 7'9" · |
| **Main Floor** | Kitchen · 9'8" × 7'7" · |
| **Main Floor** | Living Room · 16'8" × 15' · |
| **Main Floor** | Bedroom - Primary · 12'10" × 10'1" · |
| **Main Floor** | Storage · 12'4" × 4'8" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Closet Organizers, Laminate Counters, No Smoking Home, Track Lighting |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | None |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | C-COR2 f3.0h46 |
| **Listed Date:** | Jun 18, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/712-8604-48-avenue-nw-calgary-a2322450/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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