# \$319,900 - #19, 8544 48 Avenue Nw, Calgary

MLS® #A2200863

## \$319,900

2 Bedroom, 1.00 Bathroom, 489 sqft Residential on 0.00 Acres

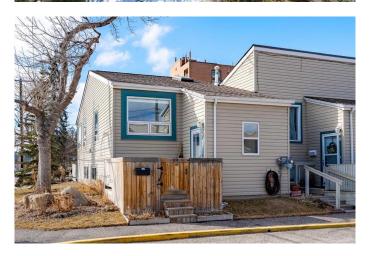
Bowness, Calgary, Alberta

\*Back on the market due to buyer not securing financing\* Nestled RIGHT ON THE RIDGE of BOWNESS PARK, this location is truly unbeatable! Walk to Bowness Park in just one minute from the front door of this two-bedroom CORNER townhouse. The main floor has a living room with a den, perfect for a home office, reading nook or even a THIRD BEDROOM. The kitchen has enough room for a table and chairs. A large pantry with ample room for a freezer completes this floor. Being a CORNER UNIT, it takes in lots of natural light, and a skylight adds even more to that. The unit has upgraded windows and doors and a new(er) private deck. Both bedrooms are located below grade, keeping them cool in the summer. A 4-piece bathroom completes the space. Right outside your front door you will find a large DECK to enjoy the sun as it is SOUTH facing.

Riverside Ridge is a lovely, smaller 34-unit complex, is well managed and allows pets. A parking stall is assigned to the unit. Bus stops are a stone's throw away on the corners of 85th and 48th. The quaint little outside yard is maintained by the current owner voluntarily. The unit's location is unbeatable with Bowness Park, Baker Park and Bowmont Park all located nearby along the Bow River. It is close to the farmers' market and the brand new supermarket on 69 Street NW. As well, across are more shops at the new development of Trinity Hills. The TransCanada Highway provides quick access to the







mountains.

Give this unit some love and create your own personal little haven, so close to Bowness Park. This location is perfect for investors as well.

Built in 1971

## **Essential Information**

MLS® # A2200863 Price \$319,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 489
Acres 0.00
Year Built 1971

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level Status Active

## **Community Information**

Address #19, 8544 48 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B2A6

#### **Amenities**

Amenities Parking, Snow Removal

Parking Spaces 1

Parking Lot, Stall, Assigned

## Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space, Many Trees, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 14th, 2025

Days on Market 29

Zoning M-C1

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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