

# \$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 stoneâ€™s throw away on the corners of 85th and 48th. The quaint little outside yard is maintained by the current owner voluntarily. The unitâ€™s location is unbeatable with Bowness Park, Baker Park and Bowmont Park all located nearby along the Bow River. It is close to the farmersâ€™ 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        | 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 | 35               |
| Zoning         | M-C1             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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