\$434,900 - 201, 6223 31 Avenue Nw, Calgary

MLS® #A2221510

\$434,900

4 Bedroom, 2.00 Bathroom, 1,363 sqft Residential on 0.00 Acres

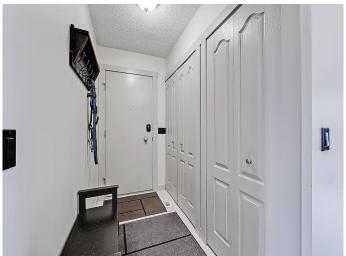
Bowness, Calgary, Alberta

4 Bedroom Townhome, age in place and family friendly. In Bowness, a riverside community, this rare end-unit townhouse spans 1,989 square feet of refined living space across three levels. With four generously sized bedrooms above grade, one of them on the main floor. Perfect for age in place or working from home. Two full bathrooms, and a layout is designed for both family living and effortless entertaining.

The main floor features a spacious living room awash in neutral tones, where clean lines and abundant natural light highlight the seamless transition to your private, fully fenced yard through sleek sliding glass doors. Adjoining the living area, the kitchen has been thoughtfully refreshed with freshly installed countertops that marry form and function, creating a perfect hub for weekday breakfasts or weekend gatherings.

Outside, the fenced backyard offers ample room for summer barbecues and secure storage, while your dedicated parking stall sits mere steps from the front door. Enjoy easy access to new shopping districts, local craft breweries, and award-winning restaurants, with Canada Olympic Park and the Calgary Farmers' Market just minutes away. Here is a home that balances timeless design with uncompromised convenience, ready to elevate your everyday living.







Essential Information

MLS® # A2221510 Price \$434,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,363 Acres 0.00 Year Built 1974

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 201, 6223 31 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 1J8

Amenities

Amenities None

Parking Spaces 1

Parking Stall

Interior

Interior Features Laminate Counters

Appliances Dryer, Electric Range, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Cedar

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 5

Zoning M-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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