



**404, 6223 31 Avenue NW
Calgary, Alberta**

MLS # A2304310



\$399,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this beautifully updated two-storey townhome in the highly desirable community of Bowness offering an ideal blend of comfort, functionality, and unbeatable location. Perfect for first-time buyers, families, or investors, this well-maintained home is just minutes from the Bow River pathways, parks, schools, and major amenities. Renovated kitchen | all new Samsung kitchen appliances | main floor hardwood flooring refinished | vinyl plank upstairs and half bath | new tile in upstairs bathroom | new carpet down stairs | new baseboards | paint | new toilets | furnace and hot water tank replaced in April 2025 The main floor features a bright and inviting layout with a spacious living room, dedicated dining area, and a renovated kitchen complete with modern white cabinetry, stainless steel appliances, subway tile backsplash, and ample storage. Large windows bring in plenty of natural light, creating a warm and welcoming atmosphere throughout. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three well-proportioned bedrooms, including a generous primary retreat, along with a full 4-piece bathroom. The layout is ideal for families or those needing extra space for a home office. The basement offers additional versatility with a large recreation room, storage area, and laundry space—perfect for future development or added living space. Enjoy outdoor living with access to nearby green space, parks, playgrounds, and walking paths. This location is hard to beat—close to the Bow River, Shouldice Park, tennis courts, schools, shopping, public transit, and quick access to Crowchild Trail and downtown Calgary. You're also just minutes from Market Mall, the University of Calgary, and Foothills Hospital. Whether you're looking for a move-in-ready home or a strong investment opportunity

in a prime northwest Calgary location, this property checks all the boxes.