



1008, 6223 31 Avenue NW
Calgary, Alberta

MLS # A2305811



\$409,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: n/a

Stylish and well-situated townhome in the highly sought-after community of Riverbend Village in Bowness. Featuring a sleek open-concept layout with modern finishings, this tastefully updated 3-bedroom, 1.5-bath home is ideal for entertaining and everyday living. The bright and spacious primary bedroom offers ample closet space and natural light, while the developed lower-level rec area adds valuable flexible living space. Enjoy year-round comfort with a new furnace and central A/C installed in 2024. Step outside to a sunny SW-facing backyard and enjoy direct access to greenspace and parks connected to the complex. This home is less than two blocks from the Bow River and rock beach areas, and just a 5-minute walk to Shouldice Park and the riverside dog park. Conveniently close to the University District, hospitals, Market Mall, and the NW Farmers' Market. Dedicated parking stall included.