



GRASSROOTS
REALTY GROUP

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901, 6223 31 Avenue NW
Calgary, Alberta

MLS # A2319222



\$439,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

*** OPEN HOUSE THIS SATURDAY AUGUST 1ST FROM 1 to 4 PM *** Welcome to Riverbend Village in the heart of Bowness! This beautifully updated END UNIT townhome features 3 bedrooms, 2 full bathrooms, and one of the largest floor plans in the complex. The bright and inviting main floor showcases luxury vinyl plank flooring, fresh paint, updated trim and baseboards, and a spacious living room centered around a charming stone fireplace. The renovated kitchen offers modern cabinetry, ample counter space, and a functional layout that flows seamlessly into the dining area, making it ideal for both everyday living and entertaining. A rare full bathroom on the main level adds convenience and flexibility for guests and daily living. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with plenty of closet space, along with a second full bathroom. The finished basement provides valuable additional living space with a large recreation room, laundry area, and plenty of storage. As an end unit, this home benefits from additional privacy, extra natural light, and a private fenced backyard perfect for relaxing, gardening, or summer BBQs. An assigned parking stall is conveniently located directly in front of the unit, along with ample visitor parking for guests nearby. Enjoy an unbeatable location just steps from the Bow River pathway system, parks, playgrounds, and green spaces. You're also minutes from Bowness Park, WinSport Canada Olympic Park, Calgary Farmers' Market, shopping, schools, public transit, downtown Calgary, and easy access to the mountains. Move-in ready and offering exceptional value in one of Calgary's most established communities, this is an excellent opportunity for first-time buyers, young families, downsizers, or investors alike.

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