



GRASSROOTS
REALTY GROUP

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411, 6223 31 Avenue NW
Calgary, Alberta

MLS # A2329226



\$419,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this beautifully renovated two-storey townhouse in Riverbend Village, perfectly situated in the vibrant and highly sought-after community of Bowness. Extensively updated in 2024, this stylish, move-in-ready home combines modern finishes, comfortable living spaces, and an incredibly convenient location—making it an excellent opportunity for first-time buyers, growing families, or investors. Step inside and immediately appreciate the bright, fresh interior, enhanced by new paint and modern pot lighting throughout the main and upper levels. The thoughtfully designed main floor offers an inviting atmosphere for both everyday living and entertaining. At the heart of the home is the fully renovated kitchen, featuring contemporary finishes and brand-new appliances purchased and installed in 2024. A custom-built breakfast nook creates the perfect place to enjoy your morning coffee, casual family meals, or conversation with friends. The functional layout flows comfortably through the main living areas, while a convenient two-piece bathroom completes this level. Upstairs, you’ll find three well-proportioned bedrooms, including a spacious primary retreat with room for a full bedroom suite. The two additional bedrooms provide plenty of flexibility and can easily accommodate children, overnight guests, roommates, or a dedicated home office. A full four-piece bathroom serves the upper level. The unfinished basement offers valuable additional space and exciting future potential. Currently equipped with a workbench, built-in shelving, and a stacked washer and dryer, the lower level provides excellent storage while leaving plenty of room to create a home gym, recreation room, workshop, office, or additional living space tailored to your needs. Outside, step into your own private backyard retreat, complete with a deck for outdoor dining and summer barbecues, a

charming stone walkway, and established trees that provide shade, privacy, and a peaceful setting. Located just minutes from the Bow River pathways, parks, schools, shopping, restaurants, public transit, and all the unique amenities that make Bowness such a desirable place to call home, this property also offers convenient access to Crowchild Trail and downtown Calgary. Beautifully updated, thoughtfully designed, and ideally located, this exceptional townhouse offers the opportunity to move in and start enjoying the Bowness lifestyle immediately.