

\$399,900 - 407, 6223 31 Avenue Nw, Calgary

MLS® #A2229213

\$399,900

4 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to your opportunity to enter the market with this move-in ready home in the heart of Bowness. Featuring fresh paint, a newer high-efficiency furnace, and hot water tank, this property is perfect for first-time buyers or savvy investors. Step inside to a spacious foyer that flows into a stylish kitchen with concrete countertops, a modern tile backsplash, and ample workspace. The main level also offers a convenient half-bath and a bright, open living room with sliding doors leading to a sunny southwest-facing backyard—fully fenced with a patio, and direct alley access with city garbage pick-up. Upstairs, cork flooring runs throughout, with a generous primary bedroom including a walk-in closet, two additional bedrooms, and a sleek full bathroom. The fully finished basement features a family room or potential bedroom with a new egress window, a third bathroom, and an oversized laundry and storage area. With an assigned parking stall right out front, this home is part of a well-managed complex just steps from a park and close to all the shops, schools, and amenities Bowness has to offer—with an easy commute to the University of Calgary.

Built in 1974

Essential Information

MLS® # A2229213

Price \$399,900



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,219 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 407, 6223 31 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 3X2 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 7 |
| Zoning | M-CG d44 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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