

# \$434,900 - 201, 6223 31 Avenue Nw, Calgary

MLS® #A2221510

**\$434,900**

4 Bedroom, 2.00 Bathroom, 1,363 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

4 Bedroom Townhome, age in place and family friendly. In Bowness, a riverside community, this rare end-unit townhouse spans 1,989 square feet of refined living space across three levels. With four generously sized bedrooms above grade, one of them on the main floor. Perfect for age in place or working from home. Two full bathrooms, and a layout is designed for both family living and effortless entertaining.

The main floor features a spacious living room awash in neutral tones, where clean lines and abundant natural light highlight the seamless transition to your private, fully fenced yard through sleek sliding glass doors. Adjoining the living area, the kitchen has been thoughtfully refreshed with freshly installed countertops that marry form and function, creating a perfect hub for weekday breakfasts or weekend gatherings.

Outside, the fenced backyard offers ample room for summer barbecues and secure storage, while your dedicated parking stall sits mere steps from the front door. Enjoy easy access to new shopping districts, local craft breweries, and award-winning restaurants, with Canada Olympic Park and the Calgary Farmersâ€™ Market just minutes away. Here is a home that balances timeless design with uncompromised convenience, ready to elevate your everyday living.



Built in 1974

## Essential Information

MLS® #	A2221510
Price	\$434,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,363
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	201, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1J8

## Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Laminate Counters
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Wood Frame, Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
Zoning	M-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.