

\$385,000 - 411, 6223 31 Avenue Nw, Calgary

MLS® #A2146779

\$385,000

3 Bedroom, 2.00 Bathroom, 1,225 sqft

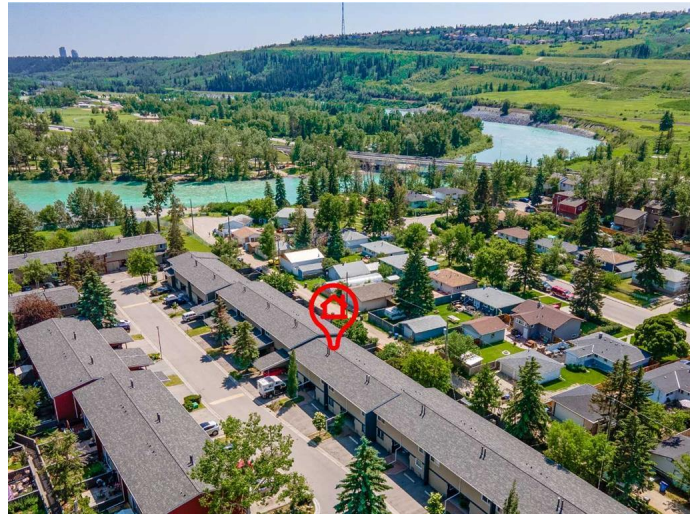
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Discover tranquility and convenience at Riverside Village with this charming 3-bedroom, 1.5-bathroom townhome. Nestled near the picturesque Bow River, this home boasts its own private fenced yard adorned with lilac trees, perfect for enjoying the serene surroundings. Recently updated with all-new drywall, paint, upgraded plumbing, and electrical, as well as a new Bath Fitter tub to be installed soon, this residence offers modern comfort and functionality. The kitchen is equipped with brand-new stainless steel appliances, including a washer and dryer set in the clean, potential-filled basement. The spacious living room welcomes you with ample natural light, while the oversized master bedroom features generous closet space. With parking right outside your door, black bin collection from the alley, and a newly installed hot water heater along with a recently serviced furnace, this home is ideally located just 25 minutes from downtown Calgary and an hour and a half drive to the scenic Banff National Park. Riverside Village is an excellent, pet-friendly complex with a secure parking lot for your camping trailer available for a monthly fee. Don't miss out—schedule your viewing today and experience riverside living at its finest!

Built in 1974

Essential Information



MLS® #	A2146779
Price	\$385,000
Sold Price	\$416,100
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,225
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	411, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3X2

Amenities

Amenities	Park, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Parking Pad, RV Access/Parking, Stall

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Lane, Back Yard, Few
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 20th, 2024
Days on Market	9
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams BOLD Realty
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