

\$479,900 - 807, 6223 31 Avenue Nw, Calgary

MLS® #A2156734

\$479,900

3 Bedroom, 2.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

OPEN HOUSE Saturday September 7 from 11am-1pm We welcome you to this completely & thoughtfully renovated Townhome situated amidst the riverside of Bowness. This magnificent corner unit will have you admiring its abundance of natural light, new vinyl flooring & carpet throughout, and a simply stunning backyard oasis. The Main Floor is comprised of a sizeable living room, dedicated dining area, a FULL 3-piece bathroom, and the kitchen. The kitchen features brand new stainless steel appliances, an abundance of custom built cabinetry, and a new wood countertop. The Upper Level leads to three bedrooms and a 4-piece bathroom. The primary bedroom is quite spacious and is highlighted by wall-to-wall built in closet storage. The two other bedrooms are also sizeable, and both have serene views of the surrounding greenery and river. The open concept Lower Level is fully developed with plenty of extra space that can be suited to your needs. There is an assigned parking stall outside the unit, and a parking pass is also included for a second vehicle. This impressive home is located at one of the best locations in the complex, and benefits from the extra space and privacy of having no neighbours behind. The property is close to River Valley School, Shouldice Park, Market Mall, University of Calgary, Edworthy Park, and all of the amenities & pathways Bowness has to offer.



Built in 1974

Essential Information

MLS® #	A2156734
Price	\$479,900
Sold Price	\$463,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,367
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	807, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1J8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Assigned, Permit Required, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 19th, 2024
Days on Market	41
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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