

# \$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 | 6              |
| Zoning         | M-CG d44       |

**Listing Details**

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

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