

\$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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