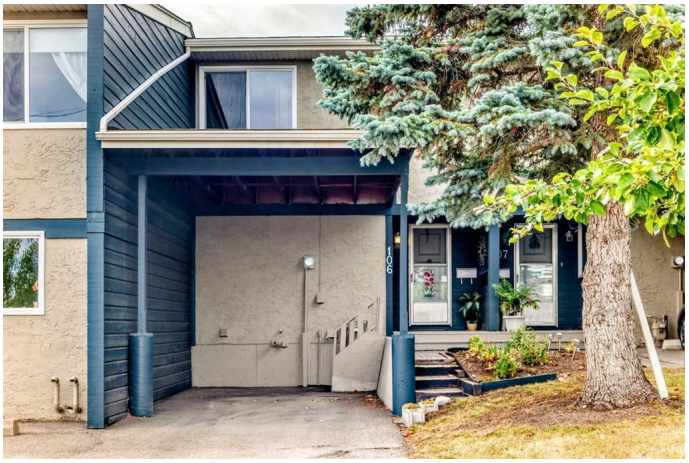
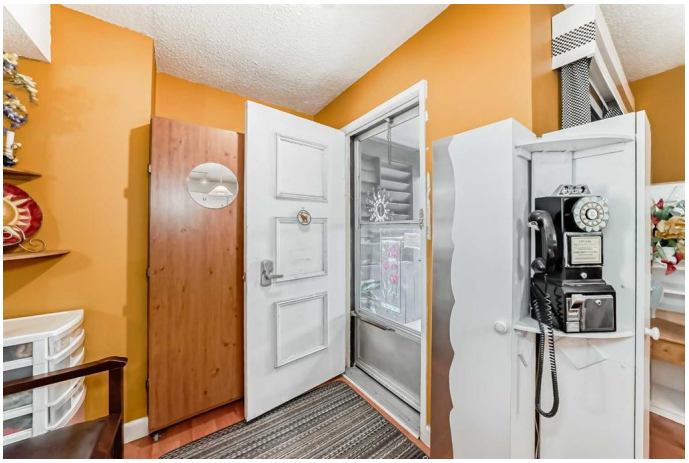
# $499,900 - 106, 6223 31 Avenue Nw, Calgary

MLS® #A2261524

**$499,900**
4 Bedroom, 3.00 Bathroom, 1,190 sqft
Residential on 0.00 Acres





Bowness, Calgary, Alberta

Location, location, location! Nestled in the beautiful, mature community of Bowness, this charming, cozy, and functional 4-bedroom, 2.5-bath townhome offers comfort, convenience, and pride of ownership. Enjoy being just minutes from everything: Market Mall (5 min), Foothills Hospital (7 min), University of Calgary (8 min), Bow River pathways (2 min), parks and walkways (steps), shops and restaurants (2â€“3 min), transit (walking distance), and downtown (15 min).

Lovingly maintained by the original owner, this home features artificial turf, perennial plants, and an underground soaker system for easy outdoor upkeep. Inside, youâ€™ll find solid countertops, oversized mirrors in the bathrooms, excellent storage throughout, and a highly functional layout designed for everyday living.

The basement includes a large bedroom and a full bath with a spacious stand-up shower, ideal for guests or extended family. Recent updates include attic insulation, a newer furnace, and a newer hot water tank.

A carport keeps your vehicle protected, with extra parking on the driveway and street. Perfect for first-time buyers or investors, this charming townhome combines low maintenance, smart updates, and an unbeatable location.

Built in 1974

## Essential Information

| | |
|---|---|
| MLS® # | A2261524 |
| Price | $499,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,190 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 106, 6223 31 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 3X2 |

## Amenities

| | |
|---|---|
| Amenities | None, Parking, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Carport |

## Interior

| | |
|---|---|
| Interior Features | Bookcases, Ceiling Fan(s), No Smoking Home, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

## Exterior

| | |
|---|---|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | October 2nd, 2025 |
| Days on Market | 11 |
| Zoning | M-CG d44 |

## Listing Details

| | |
|---|---|
| Listing Office | eXp Realty |

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