\$479,900 - 106, 6223 31 Avenue Nw, Calgary

MLS® #A2261524

\$479,900

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 (2–3 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, you'II 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.







Essential Information

MLS® # A2261524 Price \$479,900

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 32

Zoning M-CG d44

Listing Details

Listing Office eXp Realty

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