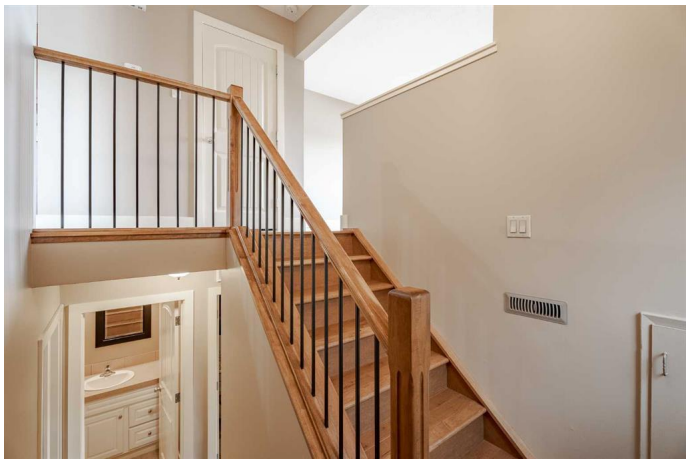
$315,000 - 3, 6222 31 Avenue Nw, Calgary

MLS® #A2242624

$315,000
2 Bedroom, 1.00 Bathroom, 523 sqft
Residential on 0.00 Acres

Bowness, Calgary, Alberta



Attention Investors & First-Time Buyers â€" This is the one!
Welcome to this bright and stylish 2-bedroom, 974 sq ft bi-level condo in an unbeatable location just minutes from Foothills Hospital, the Childrenâ€™s Hospital, the University of Calgary, and the Bow River.
Youâ€™ll love the abundant natural light, maple hardwood floors, updated kitchen cabinetry, and modern interior trim and windows. Step out onto your private balcony and take in the beautiful views â€" perfect for morning coffee or winding down after work.
The lower level features newer carpet, a striking wrought iron railing, and in-suite laundry room. Enjoy the bonus of a partially fenced yard â€" a rare find in this price range.
With 3 included kitchen appliances and thoughtful upgrades throughout, this move-in-ready home offers exceptional value!
Act fast â€" opportunities like this donâ€™t come often!

Built in 1971

Essential Information

MLS® #	A2242624
Price	$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	523

Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	3, 6222 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1J8

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Level
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	51
Zoning	M-C1

Listing Details

Listing Office The Real Estate District

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