

\$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

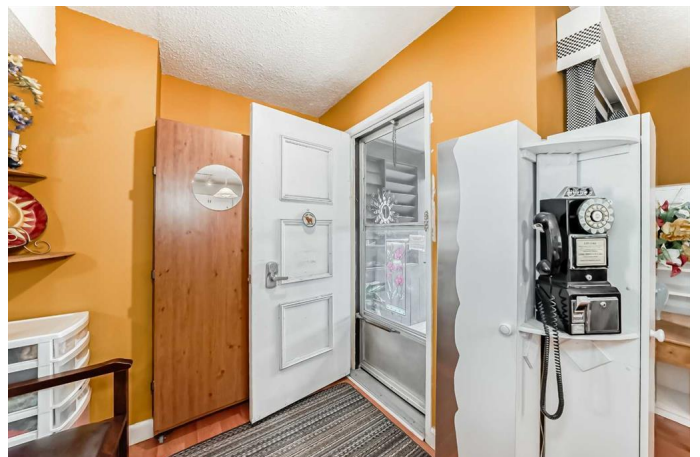
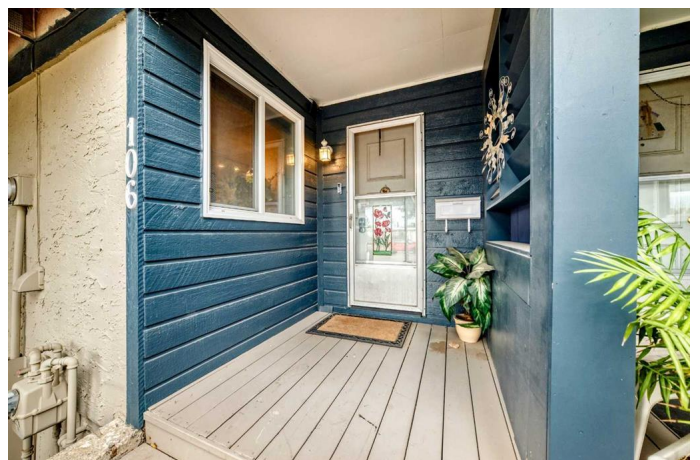
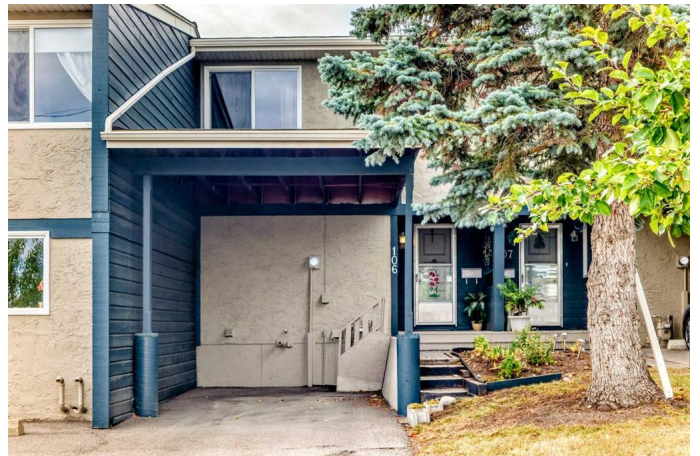
Bowness, Calgary, Alberta

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'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	\$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

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	40
Zoning	M-CG d44

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.