

\$349,900 - 509, 6223 31 Avenue Nw, Calgary

MLS® #A2259432

\$349,900

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Exceptional value and a great opportunity. This spacious 3-bedroom townhouse located in the vibrant community of Bowness offers affordability, space and convenience all in one! Perfectly located within walking distance to shops, restaurants, schools, parks, public transit, and the Bow River pathway system. Step inside to a generous foyer that opens to a functional kitchen and dining area. The main floor also features a convenient half bath and a large living room with sliding patio doors leading to a private, fully fenced, sunny south-facing backyard, complete with a deck and direct alley access (with city garbage pick-up). Upstairs, you'll find a full 4-piece bathroom and three bedrooms, including a spacious primary suite with double closets. The lower level is developed with a cozy family room, storage area, and laundry. You'll love being part of the Bowness community, numerous events throughout the year which include summer fun with the annual parade in July and the Tour de Bowness Street Festival & Bike Race in August. Fun for the whole family. Known for its lively main street with more than 60 local businesses – from cafés and restaurants to boutique shops and wellness studios. Additional perks of this condo include a parking stall right at your front door, ample visitor parking, paid RV parking and an easy commute to downtown, the University of Calgary, or a quick getaway west to the mountains. This home has incredible potential and is ideal for someone ready to



add their own touch and TLC. Well-managed complex, healthy reserve fund and budget-friendly condo fees, a true standout opportunity in today's market!

Built in 1974

Essential Information

MLS® #	A2259432
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	509, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3X2

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Storage, Vinyl Windows, No Animal Home
Appliances	Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	14
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.