# \$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 Children's Hospital, the University of Calgary, and the Bow River.

You'II 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 don't come often!

Built in 1971

**Bedrooms** 

### **Essential Information**

MLS® # A2242624

2

Price \$315,000

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

Parking Assigned, Stall

1

#### 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 96

Zoning M-C1

## **Listing Details**

Listing Office The Real Estate District

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