



**GRASSROOTS**  
REALTY GROUP

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3, 6222 31 Avenue NW  
Calgary, Alberta

MLS # A2242624



**\$299,000**

Division:	Bowness		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	523 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Attention Investors & First-Time Buyers &mdash; 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'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 &mdash; 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 &mdash; 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 &mdash; opportunities like this don't come often!