



**GRASSROOTS**  
REALTY GROUP

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**509, 6223 31 Avenue NW  
Calgary, Alberta**

**MLS # A2279528**



**\$399,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Welcome to this fully updated 3-bedroom townhouse located in the desirable community of Bowness in NW Calgary. Situated in a well-maintained complex, this move-in-ready home offers a functional layout with three spacious bedrooms, one full bathroom, and a convenient half bath, making it ideal for families, first-time buyers, or investors. The bright main level is perfect for everyday living, while the fully finished basement provides valuable additional living space, ideal for a family room, home office, or recreation area. Modern updates throughout enhance both comfort and style. Enjoy a fantastic location close to schools, parks, shopping, public transit, the Bow River pathways, and with easy access to major routes and downtown Calgary. An excellent opportunity to own an updated townhouse in one of Calgary's most established NW communities.