

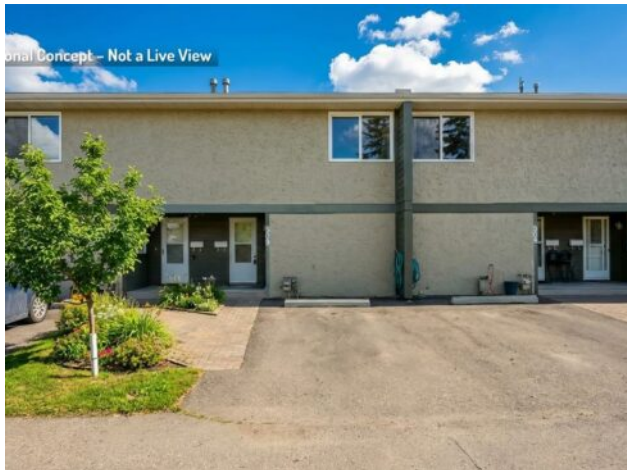


GRASSROOTS
REALTY GROUP

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509, 6223 31 Avenue NW
Calgary, Alberta

MLS # A2279528



\$399,900

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

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

Inclusions: 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.