



**3, 6222 31 Avenue NW  
Calgary, Alberta**

**MLS # A2298039**



**\$294,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	523 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!