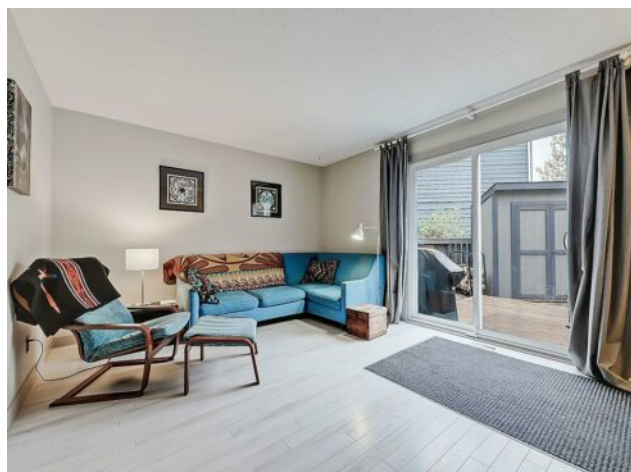


**201, 6223 31 Avenue NW  
Calgary, Alberta**

**MLS # A2221510**



**\$434,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** None

4 Bedroom Townhome, age in place and family friendly. In Bowness, a riverside community, this rare end-unit townhouse spans 1,989 square feet of refined living space across three levels. With four generously sized bedrooms above grade, one of them on the main floor. Perfect for age in place or working from home. Two full bathrooms, and a layout is designed for both family living and effortless entertaining. The main floor features a spacious living room awash in neutral tones, where clean lines and abundant natural light highlight the seamless transition to your private, fully fenced yard through sleek sliding glass doors. Adjoining the living area, the kitchen has been thoughtfully refreshed with freshly installed countertops that marry form and function, creating a perfect hub for weekday breakfasts or weekend gatherings. Outside, the fenced backyard offers ample room for summer barbecues and secure storage, while your dedicated parking stall sits mere steps from the front door. Enjoy easy access to new shopping districts, local craft breweries, and award-winning restaurants, with Canada Olympic Park and the Calgary Farmers' Market just minutes away. Here is a home that balances timeless design with uncompromised convenience, ready to elevate your everyday living.