

**407, 6223 31 Avenue NW
Calgary, Alberta**

MLS # A2229213



\$399,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your opportunity to enter the market with this move-in ready home in the heart of Bowness. Featuring fresh paint, a newer high-efficiency furnace, and hot water tank, this property is perfect for first-time buyers or savvy investors. Step inside to a spacious foyer that flows into a stylish kitchen with concrete countertops, a modern tile backsplash, and ample workspace. The main level also offers a convenient half-bath and a bright, open living room with sliding doors leading to a sunny southwest-facing backyard—fully fenced with a patio, and direct alley access with city garbage pick-up. Upstairs, cork flooring runs throughout, with a generous primary bedroom including a walk-in closet, two additional bedrooms, and a sleek full bathroom. The fully finished basement features a family room or potential bedroom with a new egress window, a third bathroom, and an oversized laundry and storage area. With an assigned parking stall right out front, this home is part of a well-managed complex just steps from a park and close to all the shops, schools, and amenities Bowness has to offer—with an easy commute to the University of Calgary.