

# \$545,000 - 206, 6223 31 Avenue Nw, Calgary

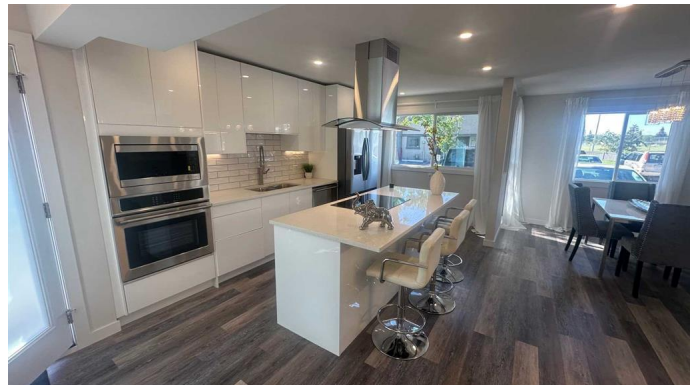
MLS® #A2249570

## \$545,000

3 Bedroom, 3.00 Bathroom, 1,366 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

An amazing opportunity to own an absolutely gorgeous home in the wonderful community of Bowness. With close to \$100,000 in renovations just completed, no expense has been spared in creating this modern & stylish three bedroom, three bathroom home. From it's Dazzling White Gourmet Kitchen & Sparkling Quartz Counter Tops, it's high-end stainless steel appliances, to the flattened ceilings throughout the entire home, and the luxurious vinyl plank floors, you will fall in love. The main floor of this home has a spectacular open concept which provides nonstop natural light, and features an oversized living room overlooking the deck and the private backyard, a large kitchen complete with island and eating bar, a formal dining room and a main floor half bath. Head upstairs to find a large master bedroom with it's spa-like master ensuite and a solid wood rolling barn door that leading to the walk-in closet! Two other bedrooms and the main bath finish the second floor. In the basement find a oversized family room with a wet bar, and the other half of the basement for storage and laundry. This unit comes with two dedicated parking spots and there is ample extra visitor parking in the complex. Superbly located just steps away from the Bow River, the pathway system, the Downtown Bowness Main Street, the Super Store, Mikey's Juke Joint and so much more! The complex is extremely well managed and has a very healthy reserve fund of well over a million dollars.



Almost everything inside this home is brand new and never been lived in!  
This is the home you have been dreaming of!

Built in 1974

### Essential Information

MLS® #	A2249570
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	206, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3X2

### Amenities

Amenities	Playground, Visitor Parking, RV/Boat Storage
Parking Spaces	2
Parking	Driveway, Stall

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 18th, 2025
Days on Market	1
Zoning	M-CG d44

## Listing Details

Listing Office	TREC The Real Estate Company
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