

\$369,900 - 509, 6223 31 Avenue Nw, Calgary

MLS® #A2259432

\$369,900

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

If you value a sense of community, a private backyard and a walkable location near the Bow River, shops, groceries and restaurants, this is the condo for you. This three-bedroom, 1.5-bath home offers generous living spaces, including a spacious living room with sliding doors that open to a sunny south-facing backyard and a large primary bedroom with double his-and-hers closets. The location is unbeatable, just steps to the Bow river, Calgary's pathway system and a short walk to Shouldice Park, while also offering quick access west to Kananaskis Country and the mountains. The property is in original condition, presenting an excellent opportunity to renovate and add your personal touch. The basement provides great potential for additional living space or storage. With budget-friendly condo fees, a parking stall right outside the front door, plus visitor and optional paid RV parking, this complex offers convenience and value. An ideal choice for anyone seeking affordable ownership with the opportunity to build equity.

Built in 1974

Essential Information

MLS® #	A2259432
Price	\$369,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	509, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3X2

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, Storage, Vinyl Windows
Appliances	Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	7
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX Landan Real Estate
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