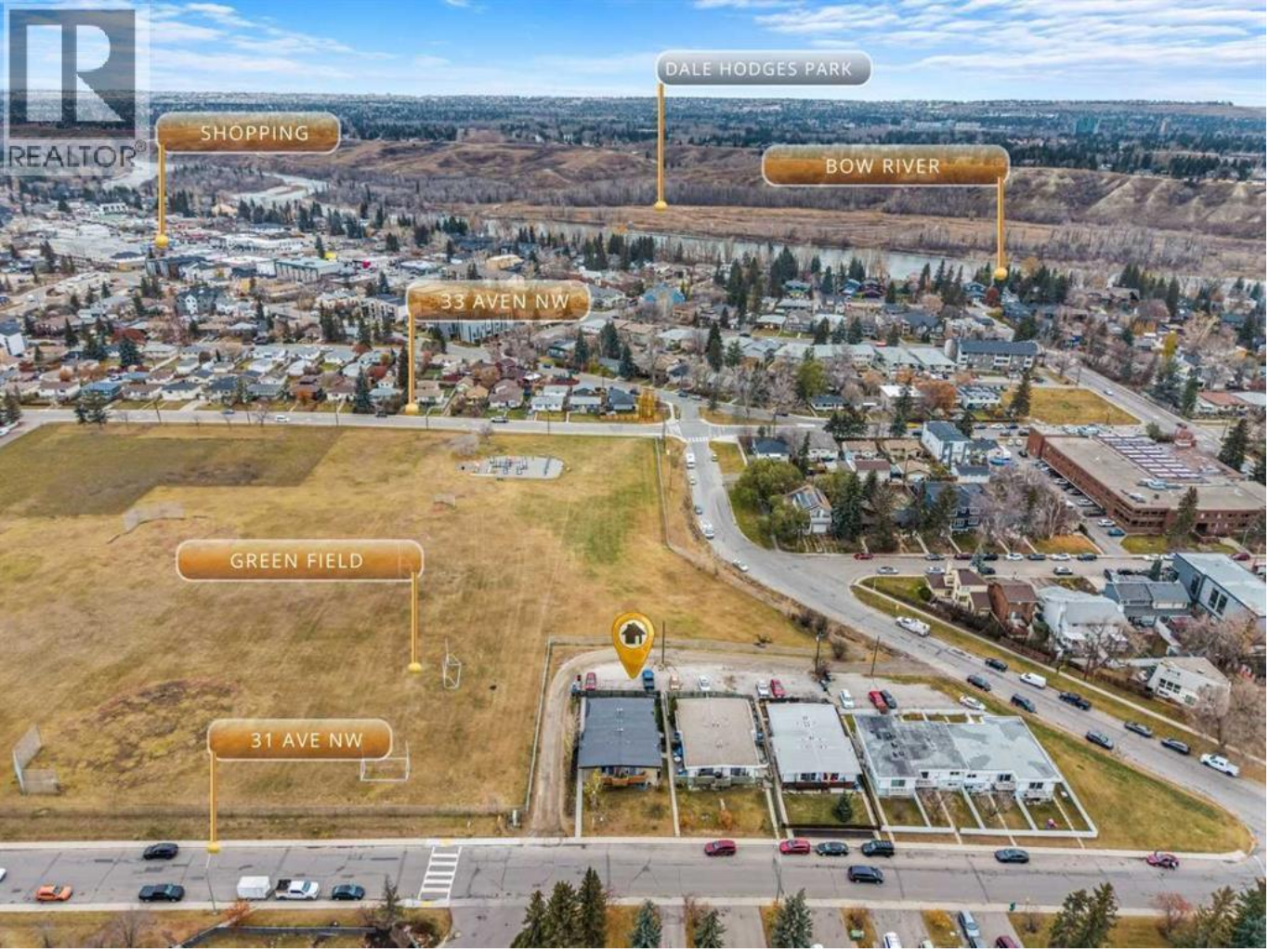


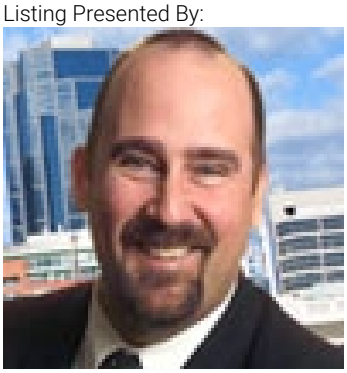
6222 31 Avenue Calgary Alberta

$294,900

Nestled within the tranquil community of Bowness, this beautiful townhouse presents a rare opportunity to acquire a residence at a reasonable price. Situated in NW Calgary, this bi-level (fourplex) offers a harmonious blend of contemporary living and established charm, boasting 535.97 square feet above grade and a beautifully finished basement spanning 513.24 square feet. Two bedrooms grace the lower level, providing comfortable retreats including the Primary with a walk in closet. While the main level has a stunning, updated kitchen with gorgeous cabinetry and brand new stainless steel appliances, complemented by laminate counters and a large pantry. The hardwood flooring throughout the main level, entrance and stairs adds warmth to this wonderful home. There's also newer downstairs carpet and an updated furnace (2015), many new light fixtures with built in fans and even new smoke detectors for piece of mind. Enjoy the great open layout perfect for entertaining or relaxing. Outside there's a private balcony replaced in 2025, offering serene views, and a landscaped lot that provides a sense of seclusion, with no neighbor's behind. Conveniently located to nearby schools, shopping centers, parks, and playgrounds, this townhouse seamlessly integrates into the vibrant Bowness community, enhanced by street lights and sidewalks for pedestrian accessibility. Laundry facilities reside discreetly within the finished basement, ensuring ease and convenience, while ample storage solutions keep belongings organized and out of sight. With a single stall parking space, your vehicle is steps away, making this townhouse a truly exceptional haven seeking comfortable living within a sought-after locale. This is a self managed condominium with low fees of $300.00 a month. CLICK ON THE MULTIMEDIA ICON FOR A VIRTUAL TOUR! (id:6769)

4pc Bathroom 5.08 Ft x 8.42 Ft
Bedroom 11.25 Ft x 10.92 Ft
Bedroom 11.25 Ft x 9.58 Ft
Kitchen 9.50 Ft x 9.67 Ft
Dining room 7.75 Ft x 9.67 Ft
Living room 17.33 Ft x 11.33 Ft

Listing Presented By:



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