



# 6223 31 Avenue Calgary Alberta

\$385,000

Discover tranquility and convenience at Riverside Village with this charming 3-bedroom, 1.5-bathroom townhome. Nestled near the picturesque Bow River, this home boasts its own private fenced yard adorned with lilac trees, perfect for enjoying the serene surroundings. Recently updated with all-new drywall, paint, upgraded plumbing, and electrical, as well as a new Bath Fitter tub to be installed soon, this residence offers modern comfort and functionality. The kitchen is equipped with brand-new stainless steel appliances, including a washer and dryer set in the clean, potential-filled basement. The spacious living room welcomes you with ample natural light, while the oversized master bedroom features generous closet space. With parking right outside your door, black bin collection from the alley, and a newly installed hot water heater along with a recently serviced furnace, this home is ideally located just 25 minutes from downtown Calgary and an hour and a half drive to the scenic Banff National Park. Riverside Village is an excellent, pet-friendly complex with a secure parking lot for your camping trailer available for a monthly fee. Don't miss out--schedule your viewing today and experience riverside living at its finest! (id:6769)

Primary Bedroom 15.92 Ft x 13.00 Ft  
Laundry room 17.83 Ft x 31.58 Ft  
2pc Bathroom 7.25 Ft x 4.00 Ft  
Dining room 11.50 Ft x 5.92 Ft  
Kitchen 7.25 Ft x 9.42 Ft

Living room 17.83 Ft x 12.58 Ft  
4pc Bathroom 5.00 Ft x 7.58 Ft  
Bedroom 8.25 Ft x 12.33 Ft  
Bedroom 9.42 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
Keller Williams BOLD Realty

**RE/MAX Realty Professionals**

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