

**509, 6223 31 Avenue NW**  
**Calgary, Alberta**

**MLS # A2259432**



**\$369,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Storage, Vinyl Windows		

**Inclusions:** Electric Range, Microwave, Refrigerator, washer, window coverings

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 back yard 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.