

# \$315,000 - 3, 6222 31 Avenue Nw, Calgary

MLS® #A2242624

**\$315,000**

2 Bedroom, 1.00 Bathroom, 523 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Attention Investors & First-Time Buyers â€”

This is the one!

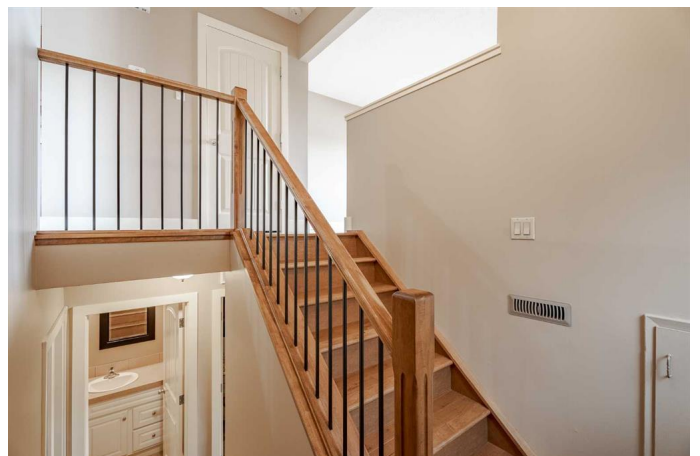
Welcome to this bright and stylish 2-bedroom, 974 sq ft bi-level condo in an unbeatable location just minutes from Foothills Hospital, the Childrenâ€™s Hospital, the University of Calgary, and the Bow River.

Youâ€™ll love the abundant natural light, maple hardwood floors, updated kitchen cabinetry, and modern interior trim and windows. Step out onto your private balcony and take in the beautiful views â€” perfect for morning coffee or winding down after work. The lower level features newer carpet, a striking wrought iron railing, and in-suite laundry room. Enjoy the bonus of a partially fenced yard â€” a rare find in this price range. With 3 included kitchen appliances and thoughtful upgrades throughout, this move-in-ready home offers exceptional value! Act fast â€” opportunities like this donâ€™t come often!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242624  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 523       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1971          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3, 6222 31 Avenue Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 1J8              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Laminate Counters                                             |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Back Lane, Landscaped, Level |
| Roof              | Tar/Gravel                   |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 75              |
| Zoning         | M-C1            |

**Listing Details**

Listing Office                      The Real Estate District

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