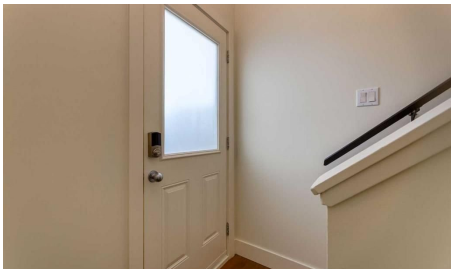
2 6222 31 Avenue NW

Calgary | Active | MLS® A2354271

$290,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1971**	**480 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty and RE/MAX First

A closer look

Great opportunity for Investors or first time Buyers! Fantastic location adjacent to a large field and within minutes from Foothills Hospital, the Children's Hospital, the University of Calgary and steps to the Bow River. Offering 849 SF of living space, the main floor features an abundance of natural light, hardwood floors, updated kitchen cabinetry, conveniently located laundry room with ample storage and a sunny SOUTH facing balcony. The lower level is complete with 2 generously scaled bedrooms, each with their own walk-in closet, and a 4 piece bathroom. A well managed complex with off street, assigned parking - book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354271
Bedrooms	2
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	480 sq. ft.
Main Level Finished Area:	480 sq. ft.
Below Grade Finished Area:	369 sq. ft.
Condo Fee:	$300.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions

Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1971 (Age: 55)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1010209
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	See Remarks
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Bowness
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 7'2" × 6'8" ·
Main Floor	Dining Room · 8'3" × 7'11" ·
Main Floor	Kitchen · 8' × 7'10" ·
Main Floor	Laundry · 7'2" × 6'8" ·
Basement	Bedroom - Primary · 12'4" × 10'4" ·
Basement	Bedroom · 11'5" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-6222-31-avenue-nw-calgary-a2354271/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.