3 6222 31 Avenue NW

Calgary | Active | MLS® A2355916

$294,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1971**	**535.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355916
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:	535.97 sq. ft.
Main Level Finished Area:	535.97 sq. ft.
Below Grade Finished Area:	513.24 sq. ft.
Condo Fee:	$300.00
Condo Fee Includes:	Insurance, Parking, Reserve Fund Contributions, Residential Manager
Front Exposure:	North
Entry Level:	1
Levels:	Bi-Level
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:	Other

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Lower Level, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Bowness
Amenities:	None
Appliances:	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	A number of the new ceiling lights have built in fans.
Restrictions:	Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'8" × 9'6" ·
Main Floor	Dining Room · 9'8" × 7'9" ·
Main Floor	Living Room · 17'4" × 11'4" ·
Basement	Bedroom · 11'3" × 10'11" ·
Basement	Bedroom · 11'3" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Laminate Counters, No Smoking Home, Primary Downstairs, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), See Remarks
Lot Features:	Landscaped, Level, No Neighbours Behind, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-6222-31-avenue-nw-calgary-a2355916/

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