



THE
A-TEAM

**RE/MAX
FIRST**

6223 31 Avenue #807, Calgary T3B1J8

MLS® #: **A2156734**

Area: **Bowness**

Listing Date: **08/09/24**

List Price: **\$479,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,366**
Low Sqft:
Ttl Sqft: **1,366**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Assigned,Permit Required,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`7" x 15`9"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	8`5" x 12`2"
Game Room	Basement	19`4" x 31`5"

Room	Level	Dimensions
Dining Room	Main	10`4" x 11`11"
Living Room	Main	17`10" x 12`0"
Bedroom	Upper	8`11" x 12`2"
Bedroom - Primary	Upper	15`9" x 12`11"
Furnace/Utility Room	Basement	8`8" x 15`5"

Legal/Tax/Financial

Condo Fee:
\$346

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7410702**

Remarks

Pub Rmks: ***OPEN HOUSE Saturday September 7 from 11am-1pm* We welcome you to this completely & thoughtfully renovated Townhome situated amidst the riverside of Bowness. This magnificent corner unit will have you admiring its abundance of natural light, new vinyl flooring & carpet throughout, and a simply stunning backyard oasis. The Main Floor is comprised of a sizeable living room, dedicated dining area, a FULL 3-piece bathroom, and the kitchen. The kitchen features brand new stainless steel appliances, an abundance of custom built cabinetry, and a new wood countertop. The Upper Level leads to three bedrooms and a 4-piece bathroom. The primary bedroom is quite spacious and is highlighted by wall-to-wall built in closet storage. The two other bedrooms are also sizeable, and both have serene views of the surrounding greenery and river. The open concept Lower Level is fully developed with plenty of extra space that can be suited to your needs. There is an assigned parking stall outside the unit, and a parking pass is also included for a second vehicle. This impressive home is located at one of the best locations in the complex, and benefits from the extra space and privacy of having no neighbours behind. The property is close to River Valley School, Shouldice Park, Market Mall, University of Calgary, Edworthy Park, and all of the amenities & pathways Bowness has to offer.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123