

# \$349,900 - 414, 4525 31 Street Sw, Calgary

MLS® #A2090909

**\$349,900**

4 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

Welcome all investors and first time home buyer to this centrally located townhouse in the well established community of Rutland Park. Close to Mt Royal University and easy access to Glenmore and Stoney trails. This almost 1000sqft move-in-ready corner lot townhouse stands as an epitome of modern living and sophisticated comfort. This magnificent home hosts four generously sized bedrooms and 1.5 bathrooms. The vibrant energy of abundant natural light permeates each room, highlighting the freshly painted walls and well maintained flooring. The heart of this home, the kitchen, shines with stainless steel appliances lots of cabinets for storage. Adjacent to the kitchen, is the dining room makes light work of everyday chores, and flows conveniently into the living room perfect for family time and entertainment of guests. Step upstairs to 3 good sized bedrooms and 1 full bathroom. This house still has more to give as the basement is fully developed with another bedroom and a family room with a laundry room carefully tucked away.

The location of this townhouse truly enhances its appeal. In its proximity are schools, shopping centers, and playgrounds, bringing the ease of urban living right to your doorstep. Easy access to Mt Royal University and downtown.

Built in 1956



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2090909      |
| Price          | \$349,900     |
| Sold Price     | \$345,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 992           |
| Acres          | 0.00          |
| Year Built     | 1956          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 414, 4525 31 Street Sw |
| Subdivision | Rutland Park           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 2P8                |

## Amenities

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

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | None                                                        |
| Lot Description   | Back Yard, Cleared, Corner Lot, Few Trees, Lawn, Landscaped |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding                                                |
| Foundation        | Poured Concrete                                             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 1st, 2023  |
| Date Sold      | November 22nd, 2023 |
| Days on Market | 21                  |
| Zoning         | M-CG d33            |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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