

\$325,000 - 172, 4525 31 Street Sw, Calgary

MLS® #A2133479

\$325,000

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

FIRST TIME HOME BUYERS, don't miss this great opportunity to get a start on home ownership. Also INVESTORS, here is a perfect property with rental revenue potential being so close to Mount Royal University.

Nestled in the heart of the esteemed Rutland Park community, this charming townhouse offers an inviting blend of modern elegance and convenient living. Tremendous access to transit, city cycling pathways or a short drive on major thoroughfares gets you places quickly.

Boasting over 750 square feet of meticulously maintained space, this corner lot residence welcomes you with an abundance of natural light dancing off freshly painted walls and pristine laminate flooring.

Step into the heart of the home – the kitchen – adorned with stainless steel appliances and ample cabinet space, seamlessly flowing into the adjacent dining area and spacious living room, perfect for both everyday living and entertaining guests.

Venture upstairs to discover two generously sized bedrooms and a full bathroom, each exuding comfort and tranquility. But the surprises don't end there – the fully undeveloped basement unveils the opportunity to create an flex room or build it out as a cozy family room and still have room for laundry



facilities and storage.

Beyond the confines of this elegant abode, convenience awaits at every turn. With Mount Royal University, Glenmore, and Stoney Trails mere moments away, urban amenities blend seamlessly with the peaceful ambiance of residential living. Schools, shopping centers, and playgrounds pepper the neighborhood, ensuring that every need is met within reach.

Don't miss the chance to make this meticulously maintained townhouse your own â€“ schedule a showing today and experience the epitome of comfort and convenience in Rutland Park.

Built in 1956

Essential Information

MLS® #	A2133479
Price	\$325,000
Sold Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.00
Year Built	1956
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	172, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E 2P8

Amenities

Amenities Parking

Parking Spaces 1

Parking Assigned, On Street, Plug-In, Rear Drive, Stall, Unpaved

Interior

Interior Features Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Lawn, Level, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 19th, 2024

Date Sold May 22nd, 2024

Days on Market 3

Zoning M-CG d33

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Solutions

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