

# \$349,900 - 323, 4525 31 Street Sw, Calgary

MLS® #A2144938

## \$349,900

3 Bedroom, 1.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 29, 2 - 4 PM. Bright and Spacious townhouse offering 3 bedrooms up and an unfinished lower level that awaits your design ideas. Updated throughout including Hardwood Floors, Fresh Paint, New Furnace within the year, Dura Deck on the front veranda and back deck. Windows replaced 5 years ago offering built in window blinds. Stainless steel appliances and Italian tile throughout the kitchen and dining room. Lower level complete with High end Maytag 4000 series Washer/Dryer in Red, ceiling fans in all bedrooms and an Assigned Parking stall. OPEN HOUSE SATURDAY JUNE 29, 2 - 4 PM.

Built in 1956

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2144938      |
| Price          | \$349,900     |
| Sold Price     | \$378,500     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,060         |
| Acres          | 0.00          |
| Year Built     | 1956          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 323, 4525 31 Street Sw |
| Subdivision | Rutland Park           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 2P8                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Pantry                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Garden, Other                            |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2024 |
| Date Sold      | July 7th, 2024  |
| Days on Market | 10              |
| Zoning         | M-CG d33        |
| HOA Fees       | 0.00            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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