

\$319,900 - 132, 4525 31 Street Sw, Calgary

MLS® #A2148397

\$319,900

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

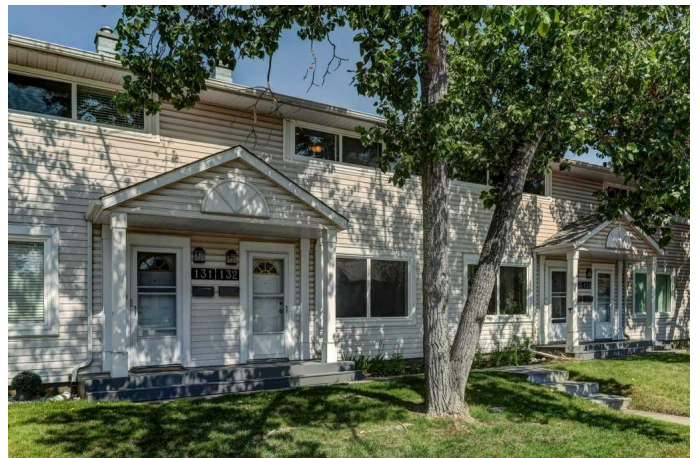
Rutland Park, Calgary, Alberta

This is a perfect opportunity for a first time buyer, and investor, or a parent looking for student housing close to Mount Royal University. This cozy 2 bedroom town home is situated in the quiet residential neighborhood of Rutland Park. The main floor features a large living room, eat in kitchen with access to the new deck with gated railings. Up the carpeted stairs are the two bedrooms and a 4 piece bathroom. The basement development has been started as a rec room/man cave, as well as storage and the laundry area. Easy walking distance, to shopping, restaurants, transit and the University make this an ideal location at an affordable price

Built in 1956

Essential Information

MLS® #	A2148397
Price	\$319,900
Sold Price	\$327,700
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	1956
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status	Sold
--------	------

Community Information

Address	132, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2P8

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 22nd, 2024
Days on Market	12
Zoning	M-CG d33
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.