

\$389,000 - 423, 4525 31 Street Sw, Calgary

MLS® #A2158112

\$389,000

3 Bedroom, 1.00 Bathroom, 1,356 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

This 3 bedroom townhome in a quiet complex within the inner-city community of Rutland Park just a 5 minute walk to Mt. Royal University! This move-in ready home is spacious and bright with loads of natural light. Oversized windows and a corner fireplace welcome relaxation in the inviting living room. Beautiful hardwood floors continue into the dining room for a cohesive space with great connectivity perfect for families and entertaining alike. Beautifully updated, the kitchen effortlessly blends style with function featuring a plethora of crisp white cabinets, stainless steel appliances, a centre island for extra prep space and access to the deck. (Deck is scheduled to be replaced by the board next year). The private outdoor space entices summer barbeques and time spent unwinding while soaking up the sun. All 3 bedrooms are located on the upper level including the primary bedroom with a large walk-in closet adding to your comfort as well as a 4-piece bathroom. This outstanding location is perfect for investors, students and young families ideally situated at the crossroads of several major traffic routes with amazing access in and out of the community. Rutland Park's close proximity to MRU is a huge draw for students and professors alike as are the many parks and transit options. This diverse neighbourhood is also close to the Currie Barracks development, West Hills and Signal Hill retail hubs and much more! Truly an unsurpassable location!



Built in 1956

Essential Information

MLS® #	A2158112
Price	\$389,000
Sold Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,356
Acres	0.00
Year Built	1956
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	423, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2P6

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Built-in Features, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 24th, 2024
Days on Market	9
Zoning	M-CG d33
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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