

\$360,000 - 122, 4525 31 Street Sw, Calgary

MLS® #A2166874

\$360,000

3 Bedroom, 2.00 Bathroom, 1,031 sqft
Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

Welcome to your new home in the conveniently located Rutland Park! This charming 3-bedroom, 1.5-bathroom house boasts 1031 SqFt of developed living space, perfect for comfortable family living or as an amazing investment opportunity. The modern kitchen features elegant white shaker cabinets with under mount lighting and soft close cabinetry. The entire home showcases beautiful hardwood flooring, with no carpet in sight! The upgrades continue with the flat painted ceilings, renovated bathrooms, and windows on the upper floors that were replaced within the last ~5 years. Additional noteworthy features include the upgraded composite deck (one of the first to be done in the complex). The convenient main floor half bathroom is also unique among recent sales of similar sized units. The property is bathed in natural light, thanks to large windows throughout, creating a warm and inviting atmosphere. Located close to every level of schooling, from preschool to post-secondary, with Mount Royal University just an eight-minute walk away, this home is perfect for families, students, and investors alike. Youâ€™ll also enjoy easy access to a wide range of amenities via nearby Stoney Trail and Westhills Towne Centre. Don't miss the opportunity to make this beautifully upgraded home yours!

Built in 1956



Essential Information

MLS® #	A2166874
Price	\$360,000
Sold Price	\$362,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,031
Acres	0.00
Year Built	1956
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	122, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2P8

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 2nd, 2024
Days on Market	13
Zoning	M-CG d33
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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