

\$379,900 - 414, 4525 31 Street Sw, Calgary

MLS® #A2213755

\$379,900

4 Bedroom, 2.00 Bathroom, 1,059 sqft
Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

This move-in-ready townhouse, located in the desirable Rutland Park community, offers over 1,000 sq. ft. of modern living space. Ideal for first-time homebuyers or investors, it features 4 spacious bedrooms and 1.5 bathrooms, perfect for families or roommates. The home is filled with natural light, showcasing freshly painted walls and well-maintained flooring. The updated kitchen boasts stainless steel appliances and ample cabinet space, while the open dining area connects seamlessly to the living room—perfect for relaxing or entertaining. Upstairs, you'll find three generous bedrooms and a full bathroom. The fully developed basement offers an additional bedroom, cozy family room, and convenient laundry area. Conveniently located just minutes from Mount Royal University and with easy access to Glenmore and Stoney Trails, this townhouse is close to schools, shopping, parks, and more. Whether you're looking to move in or invest, this property is a great opportunity you don't want to miss!

Built in 1956

Essential Information

MLS® #	A2213755
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,059
Acres	0.00
Year Built	1956
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	414, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2P8

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed April 26th, 2025

Days on Market 1

Zoning M-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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