

# \$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

Well maintained end unit in with tons of surrounding green space. The home offers a spacious livingroom with hardwood floors and large picture window. Kitchen includes stainless steel appliances, painted cabinets and a spacious breakfast nook. Upstairs you will find 3 spacious bedrooms and an updated full washroom. Basement boasts a large rec room, 4th bedroom and plenty of storage. Shows well inside and out and offers a fantastic location.

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 | 16               |
| Zoning         | M-CG             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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