

# \$365,000 - 191, 4525 31 Street Sw, Calgary

MLS® #A2223133

**\$365,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY MAY 24 FROM 2:00-4:00PM\*\*.** Welcome Home! This perfectly situated townhouse in the highly desired SW community of Rutland Park. Located just minutes to all levels of schools, parks, playgrounds, churches, shopping and groceries! 10 minutes to downtown and even less to Mount Royal University! This would be a perfect place for a small family or University students to share on some rent! This is a 3 bedroom END UNIT as well so only neighbors on one side! The gas fireplace in the living room was recently inspected , newer windows, newer shingles, hot water tank replaced less than 5 years ago and front and back porches were recently rebuilt in the spring with new metal railings and COMPOSITE DECKING. The back deck is very private and cannot be seen by other units in the complex (one of the best features of this unit!) Plus there is a GAS BBQ HOOK UP on the back deck as well. The main level has a spacious living room, kitchen/dining area and 2 piece bath. Upstairs there are 3 bedrooms, plus a 4 piece bath! The basement is partially finished with plenty of storage too! Assigned parking stall completes the package!

Built in 1956

## Essential Information

MLS® # A2223133

Price \$365,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,071         |
| Acres          | 0.00          |
| Year Built     | 1956          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 191, 4525 31 Street Sw |
| Subdivision | Rutland Park           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 2P8                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Storage                                                                  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt Shingle              |
| Construction    | Vinyl Siding, Wood Frame     |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 9              |
| Zoning         | M-CG           |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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