

# \$379,999 - 414, 4525 31 Street Sw, Calgary

MLS® #A2192633

**\$379,999**

4 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

Attention Investors & First-Time Home Buyers!

Discover this centrally located townhouse in the well-established community of Rutland Park. Just minutes from Mount Royal University and offering easy access to Glenmore and Stoney Trails, this nearly 1,000 sq. ft. move-in-ready corner unit blends modern living with everyday convenience.

Inside, you'll find four generously sized bedrooms and 1.5 bathrooms. Natural light floods the space, accentuating the freshly painted walls and well-maintained flooring. The kitchen is a true highlight, featuring stainless steel appliances and ample cabinet storage. The adjacent dining area seamlessly connects to the spacious living room—perfect for relaxing with family or entertaining guests.

Upstairs, three well-sized bedrooms share a full bathroom, while the fully developed basement offers an additional bedroom, a cozy family room, and a laundry area tucked away for convenience.

Located near schools, shopping centers, and playgrounds, this townhouse offers the perfect balance of suburban tranquility and urban accessibility. With quick access to downtown and Mount Royal University, this is an opportunity you don't want to miss!

Built in 1956



## Essential Information

MLS® #	A2192633
Price	\$379,999
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,091
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	t3e2p8

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	32
Zoning	M-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.