

# \$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
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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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