

\$539,900 - 4623 31 Avenue Ne, Calgary

MLS® #A2253782

\$539,900

4 Bedroom, 2.00 Bathroom, 1,243 sqft

Single Family on 0.11 Acres

Rundle, Calgary, Alberta

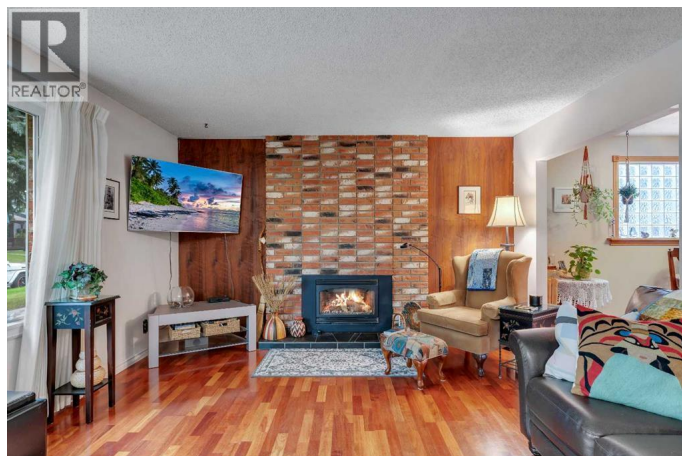
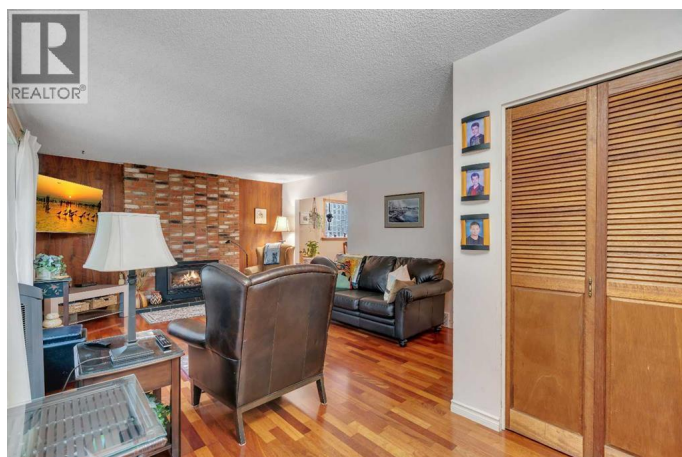
Welcome to 4623 31 Avenue NE. Situated on a super quiet street with pleasant curb appeal, the home is just steps from Dr. Gordon Higgins School and St. Rupert School, and close to everyday amenities such as Village Square Leisure Centre, Rundle CTrain station, and Sunridge Mall. The home sits on a level, beautifully landscaped lot featuring a lush lawn, mature trees and a private south-facing backyard retreat that enjoys sunshine throughout the day. A newer roof and a walk-up to the backyard provide both peace of mind and flexible access. Inside, youâ€™re welcomed by a spacious living room anchored by a cozy gas fireplace. The large kitchen is filled with natural light and connects seamlessly to the dining area. Hard surface floors extend through the main and upper levels, adding durability and style. Upstairs youâ€™ll find three generously sized bedrooms, including a primary suite with its own 2-piece ensuite, along with a full 4-piece bathroom. The inviting lower level expands your living space with a functional recreation room and a fourth bedroom, perfect for guests or a growing family. A walk-up design allows optional direct access to the backyard.

(id:6289)

Built in 1974

Essential Information

Listing # A2253782



Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,243
Acres	0.11
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	4623 31 Avenue Ne
Subdivision	Rundle
City	Calgary
Province	Alberta
Postal Code	T1Y1G8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking	None

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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