

# \$575,000 - 4716 31 Avenue Ne, Calgary

MLS® #A2260052

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,150 sqft  
Single Family on 0.12 Acres

Rundle, Calgary, Alberta

This beautifully maintained home in the desirable community of Rundle is a true must-see! From the moment you arrive, youâ€™ll be impressed by the stunning landscaping and welcoming curb appeal, highlighted by a private pergola sitting area at the front of the home â€“ perfect for morning coffee or evening relaxation. Offering incredible functionality, this property features both a front single garage and a rear double detached garage, providing ample parking and storage for all your needs. A built in irrigation system for the lawn. Inside and out, the pride of ownership shines through, making this an ideal opportunity for buyers seeking a move-in ready home with lasting value. With its combination of charm, practicality, and future potential, this property wonâ€™t stay on the market for long! (id:6289)

Built in 1974

## Essential Information

Listing #	A2260052
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,150
Acres	0.12
Year Built	1974



Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	4716 31 Avenue Ne
Subdivision	Rundle
City	Calgary
Province	Alberta
Postal Code	T1Y1G9

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	3
Parking	Attached Garage, Detached Garage, Garage, Heated Garage, See Remarks
# of Garages	4

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer, Microwave
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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