

\$365,000 - 311, 4525 31 Street Sw, Calgary

MLS® #A2263693

\$365,000

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Rutland Park, Calgary, Alberta

Welcome to Westview Parc in the desirable community of Rutland Park! This charming 3-bedroom end-unit townhouse combines modern updates with everyday comfort in an unbeatable location just minutes from Mount Royal University, downtown, and countless amenities. Step inside to discover a bright, inviting living room with large windows that fill the space with natural light. The white kitchen features updated cupboards, an island, and a cozy dining area perfect for family meals or casual entertaining. From here, step out to your private back deck, complete with a gas BBQ hookup and peaceful green space behind—ideal for relaxing outdoors. Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom. The primary and second bedrooms are connected by pocket doors, offering a versatile layout that can easily be used as a spacious primary suite, nursery, or home office. The fully finished basement adds even more living area, with a large rec room, a 2-piece bathroom, laundry, and ample storage. Recent updates include newer windows, shingles, and composite back deck with metal railings. Assigned parking and a well-managed complex make this a low-maintenance lifestyle choice. Whether you're a first-time buyer, an investor, or simply looking for a move-in ready home in a quiet yet connected location, this Rutland Park gem has it all—modern style, privacy, and convenience. (id:6289)



Built in 1956

Essential Information

Listing #	A2263693
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,087
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	311, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
Province	Alberta
Postal Code	T3E2P8

Amenities

Amenities	Playground, Schools, Shopping
Features	Closet Organizers
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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