

# \$379,900 - 414, 4525 31 Street Sw, Calgary

MLS® #A2213755

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

Well maintained end unit in with tons of surrounding green space. The home offers a spacious livingroom with hardwood floors and large picture window. Kitchen includes stainless steel appliances, painted cabinets and a spacious breakfast nook. Upstairs you will find 3 spacious bedrooms and an updated full washroom. Basement boasts a large rec room, 4th bedroom and plenty of storage. Shows well inside and out and offers a fantastic location.

Built in 1956

## Essential Information

MLS® #	A2213755
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,059
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	T3E 2P8

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Open Floorplan, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	5
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.