

191, 4525 31 Street SW
Calgary, Alberta

MLS # A2223133



\$365,000

Division:	Rutland Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

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!