

122, 4525 31 Street SW  
Calgary, Alberta

MLS # A2166874



## \$360,000

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d33
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Blinds

Welcome to your new home in the conveniently located Rutland Park! This charming 3-bedroom, 1.5-bathroom house boasts 1031 SqFt of developed living space, perfect for comfortable family living or as an amazing investment opportunity. The modern kitchen features elegant white shaker cabinets with under mount lighting and soft close cabinetry. The entire home showcases beautiful hardwood flooring, with no carpet in sight! The upgrades continue with the flat painted ceilings, renovated bathrooms, and windows on the upper floors that were replaced within the last ~5 years. Additional noteworthy features include the upgraded composite deck (one of the first to be done in the complex). The convenient main floor half bathroom is also unique among recent sales of similar sized units. The property is bathed in natural light, thanks to large windows throughout, creating a warm and inviting atmosphere. Located close to every level of schooling, from preschool to post-secondary, with Mount Royal University just an eight-minute walk away, this home is perfect for families, students, and investors alike. You'll also enjoy easy access to a wide range of amenities via nearby Stoney Trail and Westhills Towne Centre. Don't miss the opportunity to make this beautifully upgraded home yours!