



**GRASSROOTS**  
REALTY GROUP

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**4623 31 Avenue NE**  
**Calgary, Alberta**

**MLS # A2253782**



**\$549,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Lawn, Many Trees,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 4623 31 Avenue NE. Situated on a super quiet street with pleasant curb appeal, the home is just steps from Dr. Gordon Higgins School and St. Rupert School, and close to everyday amenities such as Village Square Leisure Centre, Rundle CTrain station, and Sunridge Mall. The home sits on a level, beautifully landscaped lot featuring a lush lawn, mature trees and a private south-facing backyard retreat that enjoys sunshine throughout the day. A newer roof and a walk-up to the backyard provide both peace of mind and flexible access. Inside, you're welcomed by a spacious living room anchored by a cozy gas fireplace. The large kitchen is filled with natural light and connects seamlessly to the dining area. Hard surface floors extend through the main and upper levels, adding durability and style. Upstairs you'll find three generously sized bedrooms, including a primary suite with its own 2-piece ensuite, along with a full 4-piece bathroom. The inviting lower level expands your living space with a functional recreation room and a fourth bedroom, perfect for guests or a growing family. A walk-up design allows optional direct access to the backyard.