



GRASSROOTS
REALTY GROUP

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4716 31 Avenue NE
Calgary, Alberta

MLS # A2260052



\$575,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, See Remarks, Single Garage A		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Shelving in garage, Washer, Dryer, Dishwasher, Stove, Microwave, Upstairs Fridge

This beautifully maintained home in the desirable community of Rundle is a true must-see! From the moment you arrive, you'll be impressed by the stunning landscaping and welcoming curb appeal, highlighted by a private pergola sitting area at the front of the home — perfect for morning coffee or evening relaxation. Offering incredible functionality, this property features both a front single garage and a rear double detached garage, providing ample parking and storage for all your needs. Inside and out, the pride of ownership shines through, making this an ideal opportunity for buyers seeking a move-in ready home with lasting value. With its combination of charm, practicality, and future potential, this property won't stay on the market for long!