311, 4525 31 Street SW
Calgary, Alberta

MLS # A2263693

$365,000

Division:	Rutland Park
Type:	Residential/Four Plex
Style:	2 Storey

Size:	1,087 sq.ft.	**Age:**	1956 (69 yrs old)
Beds:	3	**Baths:**	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 352
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	M-CG d33
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters			

Inclusions:	NA

Welcome to Westview Parc in the desirable community of Rutland Park! This charming 3-bedroom end-unit townhouse combines modern updates with everyday comfort in an unbeatable location just minutes from Mount Royal University, downtown, and countless amenities. Step inside to discover a bright, inviting living room with large windows that fill the space with natural light. The white kitchen features updated cupboards, an island, and a cozy dining area perfect for family meals or casual entertaining. From here, step out to your private back deck, complete with a gas BBQ hookup and peaceful green space behind—ideal for relaxing outdoors. Upstairs, you’ll find three well-sized bedrooms and a 4-piece bathroom. The primary and second bedrooms are connected by pocket doors, offering a versatile layout that can easily be used as a spacious primary suite, nursery, or home office. The fully finished basement adds even more living area, with a large rec room, a 2-piece bathroom, laundry, and ample storage. Recent updates include newer windows, shingles, and composite back deck with metal railings. Assigned parking and a well-managed complex make this a low-maintenance lifestyle choice. Whether you’re a first-time buyer, an investor, or simply looking for a move-in ready home in a quiet yet connected location, this Rutland Park gem has it all—modern style, privacy, and convenience.