521, 4525 31 Street SW
Calgary, Alberta

MLS # A2278928

$349,900

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

Size:	1,088 sq.ft.	**Age:**	1956 (70 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 352
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-CG d33
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions:	N/A

Welcome home to this beautifully renovated 2-storey end-unit townhome—where lifestyle and long-term value finally agree. Freshly painted and completely move-in ready, this 2-bedroom property is an ideal fit for first-time buyers and savvy investors looking for a low-maintenance, high-appeal asset. The updated kitchen features newer appliances and modern finishes—easy to live with, easy to rent. The main living area is anchored by a cozy gas fireplace, adding both comfort and resale appeal. An updated main bathroom and a huge primary bedroom provide the space today's buyers and tenants actually want (king bed, desk, Peloton… you choose). As an end unit, this home benefits from extra natural light, added privacy, and fewer shared walls—always a win for owner-occupiers and a strong value point for future resale. Enjoy a rear deck for private outdoor space plus a large front courtyard that adds charm and functionality rarely found in townhome living. The location is the real ace card: steps to Mount Royal University, transit, coffee shops, and bakeries, with quick access to major transportation routes—downtown during the week, Canmore and Banff on the weekends. This is a proven rental corridor with consistent demand and excellent long-term upside. Whether you're buying your first place or adding a smart, well-located property to your portfolio, this townhome delivers lifestyle now and value later. Renting is optional. Regret is not.