



4620 31 Avenue NE
Calgary, Alberta

MLS # A2288481

\$625,000



Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this well maintained bungalow located on a large quite corner lot in a desirable neighbourhood. This spacious home offers a bright main floor layout with large living room and formal dining area, functioning kitchen with eating nook, 3 generous bedrooms, primary bedroom with 2 pc ensuite and another full 4 pc bath. Convenient side entrance leads to fully developed lower level with large windows creating a bright and open feel. The basement features 2 bedrooms, kitchen with eating area, 3 pc bathroom, large living room with fireplace and laundry /furnace room. Enjoy a nice backyard with concrete patio, RV parking, oversized garage, storage shed, lots of trees and hedges. With almost all newer windows and and newer roof shingles, this home offers peace of mind. Conveniently located close to schools, transit, hospital, Sunridge Mall, Village Square Leisure Center, Public Library, and many other amenities. Fantastic opportunity for extended family. Quick possession!!!