



GRASSROOTS
REALTY GROUP

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433, 4525 31 Street SW
Calgary, Alberta

MLS # A2300406



\$343,000

Division:	Rutland Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 352

LLD: -

Zoning: M-CG d33

Utilities: -

Inclusions: NA

Experience comfort, convenience, and value in this well-maintained townhouse in the desirable community of Rutland Park. Perfect for first-time buyers, families, or investors alike, this home offers a functional layout in an unbeatable location. The main floor features a bright and inviting living and dining area, ideal for both everyday living and entertaining. Upstairs offers three spacious bedrooms and a full bathroom. The fully finished basement adds valuable living space with a second full bathroom and a versatile rec room currently used as a fourth bedroom. Enjoy low condo fees, assigned parking, and a prime location just steps to transit, Mount Royal University, shopping, and restaurants. A fantastic opportunity offering both comfort and long-term value—book your showing today!