



134, 4525 31 Street SW
Calgary, Alberta

MLS # A2302869



\$375,000

Division:	Rutland Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d33
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-appointed and thoughtfully designed townhouse in the desirable community of Rutland Park—offering a functional layout, generous living spaces, and an unbeatable location walking distance to MRU. Step inside to a welcoming tiled foyer that provides a clean and practical entry point, separate from the main living areas. From here, you’re drawn into a spacious living room filled with natural light from large windows, creating a warm and inviting atmosphere for both everyday living and entertaining. The adjacent kitchen and dining area are finished with durable tile flooring and feature stainless steel appliances, ample cabinetry, and plenty of counter space for meal prep. A convenient sit-up breakfast bar adds flexibility, while there’s still room for a full dining table. Tucked just around the corner is a discreet 2-piece powder room, along with access to the rear deck—perfect for enjoying your morning coffee or unwinding at the end of the day. Upstairs, you’ll find two generously sized bedrooms, each offering their own walk-in closet. The primary suite is a comfortable retreat with a private 3-piece ensuite, while the second bedroom enjoys access to a well-appointed 4-piece bathroom. The convenience of upper-level laundry adds to the thoughtful layout. The finished basement extends your living space with a large recreation room, ideal for a media area, home gym, or playroom. A third bedroom provides flexibility for guests, a home office, or growing families, and there’s no shortage of additional storage. With its low-maintenance exterior and prime location just steps from Mount Royal University, plus quick access to Glenmore Trail and Sarcee Trail, this home offers the perfect balance of comfort, convenience, and lifestyle.