



**3414 31 Street SW**  
**Calgary, Alberta**

**MLS # A2303254**



**\$749,900**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Opportunity knocks with this awesome property in Rutland Park. It's sitting on a great lot with tons of potential whether you're looking for a family home or an investment. The home has a long driveway and a rare triple detached garage, plus a really good sized backyard with back alley access. The yard gets great sun and has a nice big deck, perfect for relaxing or hanging out. Inside, it's been very well taken care of and has hardwood floors throughout. The layout is functional as is but there's also the option to open things up if you wanted a more modern feel. The kitchen looks out to the backyard, the living room has a cozy wood burning fireplace, and there's a formal dining space with nice wainscoting detail. Upstairs you'll find two good sized bedrooms and a full bathroom. The basement is finished with a large rec space, third bedroom, another full bathroom, a bar area, plus laundry and lots of storage. The triple garage is heated and insulated with access from both the front and back which is super convenient. Location is great too, close to Mount Royal University, hospitals, schools, Marda Loop, downtown and pretty much everything you need.