

414, 4525 31 Street SW
Calgary, Alberta

MLS # A2213755



\$379,900

Division:	Rutland Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Laminate Counters, Open Floorplan, Separate Entrance		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 342		
LLD:	-		
Zoning:	M-CG		
Utilities:	-		

Inclusions: N/A

Well maintained end unit in with tons of surrounding green space. The home offers a spacious livingroom with hardwood floors and large picture window. Kitchen includes stainless steel appliances, painted cabinets and a spacious breakfast nook. Upstairs you will find 3 spacious bedrooms and an updated full washroom. Basement boasts a large rec room, 4th bedroom and plenty of storage. Shows well inside and out and offers a fantastic location.