

414, 4525 31 Street SW  
Calgary, Alberta

MLS # A2213755



\$369,900

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.