



THE
A-TEAM

**RE/MAX
FIRST**

4525 31 Street #344, Calgary T3E2P8

MLS® #: **A2182855** Area: **Rutland Park** Listing Date: **12/12/24** List Price: **\$349,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1956**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Assigned,Off Street,Stall**

Finished Floor Area

Abv Sqft: **1,105**
 Low Sqft:
 Ttl Sqft: **1,105**

DOM

9

Layout

Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Garden**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garburator,Microwave,Oven,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|-----------------------------|-----------------|----------------------|
| 2pc Bathroom | Main | 2`7" x 6`8" | Kitchen | Main | 21`5" x 10`4" |
| Living Room | Main | 18`0" x 12`7" | 4pc Bathroom | Upper | 7`0" x 7`0" |
| Bedroom | Upper | 14`0" x 7`1" | Bedroom | Upper | 8`0" x 12`5" |
| Bedroom - Primary | Upper | 9`8" x 12`5" | Family Room | Basement | 20`6" x 12`3" |
| Storage | Basement | 13`3" x 9`3" | Furnace/Utility Room | Basement | 7`0" x 9`4" |

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9710167**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this spacious 3-bedroom, 1.5-bathroom townhouse with a finished basement. The main floor features a bright, open-concept living and dining area, ideal for entertaining or family time. Step outside to your private deck, perfect for summer barbecues, while the shared green space offers additional room for outdoor activities. Upstairs, you'll find three generously sized bedrooms and a full bathroom. The finished basement provides extra living space, perfect for a home office, gym, or recreation room. Located close to schools, parks, shopping, and public transit, this home offers easy living in a welcoming community. Don't miss this fantastic opportunity! Contact you favorite realtor to book your showing today!**

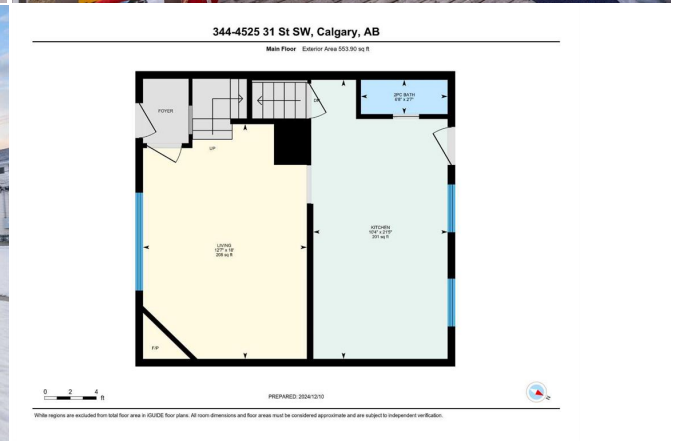
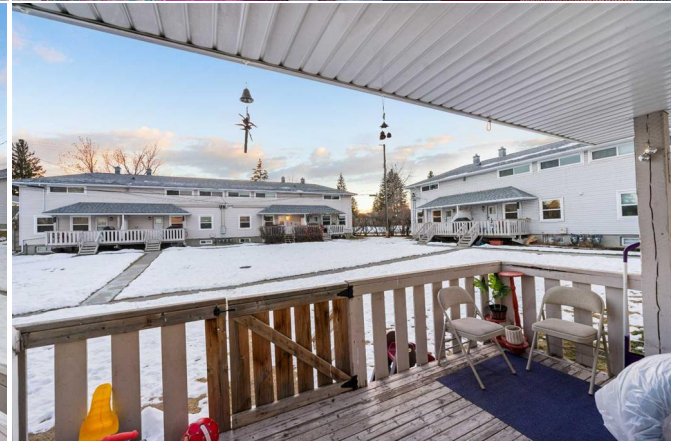
Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









344-4525 31 St SW, Calgary, AB

2nd Floor Exterior Area 551.28 sq ft



PREPARED 2024/12/10



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

344-4525 31 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 505.95 sq ft



PREPARED 2024/12/10



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