



THE
A-TEAM

**RE/MAX
FIRST**

4525 31 Street #322, Calgary T3E 2P8

MLS®#: **A2194452** Area: **Rutland Park** Listing Date: **02/24/25** List Price: **\$359,900**
 Status: **Active** 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: **Landscaped**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,081**
 Low Sqft:
 Ttl Sqft: **1,081**

DOM

0

Layout

Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Stone Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Condo Fee: **\$342**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-CGd33**

Legal Desc: **9710167**

Remarks

Pub Rmks: **** OPEN HOUSE TUES FEB 25 1:00-3:00 **** Fantastic **THREE-BEDROOM** townhome in Rutland Park, close to MRU for classes, or the **GLENMORE RESERVOIR** pathways for a run or a bike ride. This unit has been nicely upgraded, beautifully cared for and freshly painted! When you head home from a busy day, pull into parking stall #322, very close to the back door of this lovely home. As you approach your perfect first home, you will see that the condo board has taken good care of the exterior, with aluminum railing enclosing your porch area. Sit outside and relax or set up an outdoor study space in the warmer months! Back inside your home, you will love the hardwood flooring throughout the main level. The living room is filled with natural lighting, thanks to plenty of windows at the front and back of the home (even the exterior doors have window inserts for extra natural lighting)! Check out this kitchen! **CENTRAL ISLAND**, Ceran-top stove with pop-up vent, **QUARTZ COUNTERTOPS!** The eating area opens to both the living room and the kitchen! Upstairs you will find three bedrooms, and a beautifully remodeled bathroom. In 2019, this bathroom was totally renovated! New tub/shower, new toilet, new 'floating' vanity, new floor tile & shower tile (including a built-in niche for shampoo bottles), and a new towel cabinet. You won't find a bathroom this nice in many homes in a much higher price bracket. The 'transom' windows in each bedroom are high enough so you can have sunlight and privacy all day long). The basement is wide open, and clean as can be - a great space for storage or added development if you are feeling ambitious. Renovations in recent years: New hardwood (not sure which year but it's in fantastic condition). More reno's: Replacement of main and upstairs windows (now double pane with vinyl frames) in 2019. Basement window was done in 2021. New roof in 2015. Upstairs carpet replaced around 2019. New baseboards in 2019. New kitchen counters, sink, backsplash, and lights in 2019. Also in 2019: The kitchen cabinets were painted, new hardware was added, plus a new dishwasher & fridge were installed. Some plumbing updates occurred in 2024. The furnace was replaced in 2024. And the Condo Association redid the deck and railing in 2024. No further improvements required here. The work is all done for you. The new owner of this home can simply move in and enjoy. Book your showing today!

Inclusions: **Bench at Front Door, Laundry Rack in the Basement**
Property Listed By: **RE/MAX Complete Realty**

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











4525 31 St SW, Calgary, AB

Main Floor Exterior Area 641.50 sq ft



PREPARED: 2025/02/21

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

4525 31 St SW, Calgary, AB

2nd Floor Exterior Area 540.77 sq ft

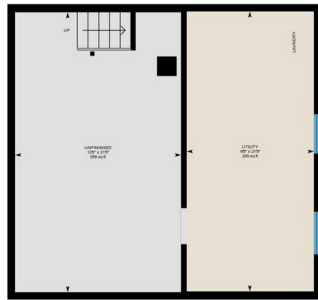


PREPARED: 2025/02/21

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4525 31 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 540.37 sq ft



PREPARED: 2025/02/21

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