



# 4525 31 Street Calgary Alberta

\$389,900

Welcome all investors and first time home buyer to this centrally located townhouse in the well established community of Rutland Park. Close to Mt Royal University and easy access to Glenmore and Stoney trails. This almost 1000sqft move-in-ready corner lot townhouse stands as an epitome of modern living and sophisticated comfort. This magnificent home hosts four generously sized bedrooms and 1.5 bathrooms. The vibrant energy of abundant natural light permeates each room, highlighting the freshly painted walls and well maintained flooring. The heart of this home, the kitchen, shines with stainless steel appliances lots of cabinets for storage. Adjacent to the kitchen, is the dining room makes light work of everyday chores, and flows conveniently into the living room perfect for family time and entertainment of guests. Step upstairs to 3 good sized bedrooms and 1 full bathroom. This house still has more to give as the basement is fully developed with another bedroom and a family room with a laundry room carefully tucked away. The location of this townhouse truly enhances its appeal. In its proximity are schools, shopping centers, and playgrounds, bringing the ease of urban living right to your doorstep. Easy access to Mt Royal University and downtown. (id:6769)

Family room 17.67 Ft x 12.17 Ft  
 Bedroom 8.83 Ft x 9.25 Ft  
 Furnace 11.50 Ft x 9.25 Ft  
 Kitchen 11.00 Ft x 10.50 Ft  
 Living room 14.83 Ft x 12.42 Ft  
 Dining room 7.50 Ft x 10.83 Ft  
 Other 6.25 Ft x 3.33 Ft

2pc Bathroom 2.50 Ft x 5.00 Ft  
 Other 13.50 Ft x 8.08 Ft  
 Bedroom 7.92 Ft x 12.50 Ft  
 Primary Bedroom 9.67 Ft x 12.42 Ft  
 Bedroom 18.67 Ft x 7.00 Ft  
 4pc Bathroom 8.25 Ft x 6.92 Ft

Listing Presented By:



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**Mirror**

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