



## 4525 31 Street Calgary Alberta

\$319,900

This is a perfect opportunity for a first time buyer, and investor, or a parent looking for student housing close to Mount Royal University. This cozy 2 bedroom town home is situated in the quiet residential neighborhood of Rutland Park. The main floor features a large living room, eat in kitchen with access to the new deck with gated railings. Up the carpeted stairs are the two bedrooms and a 4 piece bathroom . The basement development has been started as a rec room/man cave , as well as storage and the laundry area. Easy walking distance, to shopping, restaurants, transit and he University make this an ideal location at an affordable price (id:6769)

Primary Bedroom 13.92 Ft x 12.42 Ft

Bedroom 10.42 Ft x 8.67 Ft

4pc Bathroom 7.00 Ft x 7.00 Ft

Recreational, Games room 16.92 Ft x 12.25 Ft

Living room 13.92 Ft x 12.50 Ft

Other 17.33 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark



See

**Mirror**

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