



4525 31 Street 511 Calgary AB

\$278,500

The perfect single family home! Move-in ready including finished basement. 3 bedrooms upstairs with large closets. Gas fireplace in open concept living room & dining room. Large rec room downstairs complete with rustic feature wooden wall, and barn door leading to the storage area and guest room nook. Modern paint and finishing's. Extra large hot water tank purchased in 2016. New windows in the entire home installed 2017. Walking distance to Mount Royal University, Starbucks, Safeway, beautiful parks and schools. So close to downtown and 17th Ave, easy commute (just off Glenmore, Sarcee Trail). Well maintained and taken care of with love. This is the house to call home!

Living Room 17'9" x 13'7"

Master Bedroom 12'4" x 9'6"

Dining Room 11'2" x 8'9"

Bedroom 11'6" x 7'4"

Kitchen 12'7" x 10'4"

Bedroom 12'4" x 7'9"

Recreation Room 20'7" x 12'3"

Den 9'3" x 8'8"



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