



4525 31 Street Calgary Alberta

\$384,900

Discover the epitome of comfortable townhouse living in this generously sized 3 bedroom, 1.5 bathroom home located in the heart of Rutland Park. Spanning 1348 square feet above ground, plus an ADDITIONAL 674 square feet in the basement, this unit stands out as one of the LARGEST in the complex, offering ample space for every aspect of your lifestyle. Gleaming stainless steel appliances are at the heart of your kitchen, with extensive counter space for your meal prep. At the end of the day, indulge in the generous proportions of the primary bedroom, offering abundant room for comfort, relaxation, and your personalized decor. The partially finished basement is a canvas ready for your inspiration and enhancement. Enjoy your outdoor space on the south-facing covered deck which was professionally refinished in 2023. Convenience is at your doorstep with Mount Royal University, Starbucks, and a variety of retail and dining options just a short walk away. The proximity to Crowchild Trail ensures effortless commuting to major institutions such as Foothills Hospital, Alberta Children's Hospital, University of Calgary, and SAIT, making it an ideal choice for professionals and students alike. You also have rapid access to Stoney Trail when you want a quick getaway to Banff and the beauty of the Rocky Mountains. For those who appreciate leisurely pursuits closer to home, nearby beautiful golf courses beckon enthusiasts to enjoy a round amidst serene surroundings. The property is adorned with mature trees and carefully landscaped grounds, creating a tranquil oasis right outside your door. Don't miss out on the opportunity to own this gem in Rutland Park, where spaciousness, convenience, and natural beauty converge seamlessly. Schedule your viewing today and envision yourself living in this relaxing townhouse retreat. (id:6769)

Primary Bedroom 18.50 Ft x 9.50 Ft
 Bedroom 11.67 Ft x 9.92 Ft
 Bedroom 11.92 Ft x 9.92 Ft
 4pc Bathroom 7.00 Ft x 7.00 Ft
 Family room 19.75 Ft x 12.17 Ft
 Storage 6.92 Ft x 3.83 Ft

Laundry room 26.92 Ft x 9.25 Ft
 Living room 22.17 Ft x 12.50 Ft
 Kitchen 14.58 Ft x 10.33 Ft
 Dining room 9.08 Ft x 8.00 Ft
 Foyer 4.83 Ft x 3.50 Ft
 2pc Bathroom 6.92 Ft x 2.50 Ft

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Listing Presented By:



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