



## 4525 31 Street Calgary Alberta

\$349,000

Discover the perfect blend of comfort and convenience in this spacious 3-bedroom, 1.5-bathroom townhouse with a finished basement. The main floor features a bright, open-concept living and dining area, ideal for entertaining or family time. Step outside to your private deck, perfect for summer barbecues, while the shared green space offers additional room for outdoor activities. Upstairs, you'll find three generously sized bedrooms and a full bathroom. The finished basement provides extra living space, perfect for a home office, gym, or recreation room. Located close to schools, parks, shopping, and public transit, this home offers easy living in a welcoming community. Don't miss this fantastic opportunity! Contact your favorite realtor to book your showing today! (id:6769)

Family room 6.25 M x 3.73 M

Storage 4.04 M x 2.82 M

Furnace 2.13 M x 2.85 M

2pc Bathroom .79 M x 2.03 M

Kitchen 6.53 M x 3.15 M

Living room 5.49 M x 3.84 M

4pc Bathroom 2.13 M x 2.13 M

Bedroom 4.27 M x 2.16 M

Bedroom 2.44 M x 3.79 M

Primary Bedroom 2.95 M x 3.79 M

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.calgaryhousefinder.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)