

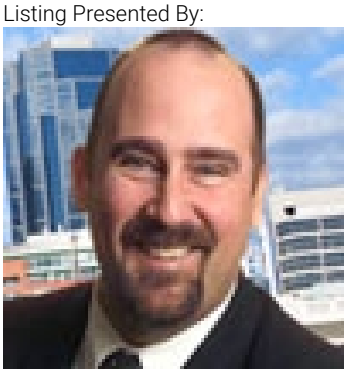
4615 31 Avenue Calgary Alberta

$515,000

Incredible opportunity in the established and highly connected community of Rundle! This spacious 4-level split offers fantastic potential for homeowners or investors looking to build equity and customize a property to their exact tastes.The bright main floor features upgraded LVP flooring and four skylights that flood the living space with natural light. With 5 bedrooms and 2.5 bathrooms spread across the expansive layout, there is plenty of room for a growing family. A major highlight of this home is the brand-new triple-pane windows, providing excellent energy efficiency and quiet comfort. The interior provides a solid, well-cared-for foundation that is simply awaiting your creative cosmetic updates to truly make it shine.Situated on a large, mature lot, the outdoor space boasts a massive south-facing deck perfect for summer entertaining and soaking in the sun. Exceptional parking and workspace are available with an oversized, heated double detached garage, a clean paved alleyway, and dedicated RV parking.The location is completely unbeatable. Enjoy the convenience of being within walking distance to the Peter Lougheed Centre, Sunridge Mall, the LRT, and multiple transit lines. Exceptional value and potential in a prime, walkable neighborhood! (id:6769)

Laundry room 2.35 M x 1.86 M
Recreational, Games room 6.81 M x 6.44 M
Furnace 2.35 M x 1.97 M
3pc Bathroom 2.48 M x 1.19 M
Bedroom 3.45 M x 3.07 M
Bedroom 2.36 M x 1.81 M
Family room 3.54 M x 4.24 M
Dining room 2.63 M x 2.34 M
Kitchen 2.63 M x 4.18 M
Living room 4.60 M x 4.55 M
Foyer .96 M x 1.28 M
4pc Bathroom 2.70 M x 1.45 M
Bedroom 2.70 M x 2.59 M
Bedroom 2.70 M x 2.50 M
2pc Bathroom 1.24 M x 1.45 M
Primary Bedroom 4.08 M x 3.65 M

Listing Presented By:



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Coldwell Banker Mountain Central

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