

314, 4525 31 Street SW
Calgary, Alberta

MLS # A2277533



\$344,900

Division:	Rutland Park	
Type:	Residential/Four Plex	
Style:	2 Storey	
Size:	1,098 sq.ft.	Age: 1956 (70 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Stall	
Lot Size:	-	
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, Street Lighting	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d33
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

End Unit Townhome | Backing onto Greenspace | 8 Minute Walk to Mount Royal University & CBE Glamorgan School | 3 Bedrooms | 1.5 Bathrooms | 1,098 SqFt | New Quartz Kitchen Countertop | New Stainless Steel Electric Stove | New Double Basin Kitchen Sink | Open Floor Plan Kitchen & Dining | New Living Room Laminate Flooring | Incredible Natural Light Throughout | New Front & Rear Deck 2024 | Assigned Parking Stall | Prime SW Inner City Location. Welcome to this beautifully updated end-unit townhome in the sought-after SW inner-city community of Glamorgan—just an 8-minute walk to Mount Royal University and CBE Glamorgan School. Offering 3 bedrooms, 1.5 bathrooms, and nearly 1,100 SqFt of comfortable living space, this home is perfect for first-time buyers, students, or savvy investors. Step inside to a bright and welcoming foyer that opens into a spacious front living room filled with incredible natural light from the large front window. The new laminate flooring adds a fresh, modern touch to this cozy space. The kitchen and dining area boast an open-concept layout, perfect for entertaining or everyday family living. The kitchen has been stylishly updated with new quartz countertops, a double basin sink, and a brand-new stainless steel electric stove. There's ample cabinet space for all your kitchen essentials, and the adjacent dining area provides direct access to the new rear composite deck (2024); ideal for BBQ season and outdoor relaxation. The main floor is completed with a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with a walk-in closet, and a full 4-piece bathroom with a tub/shower combo. The unfinished basement offers excellent potential for future development and currently houses the laundry area and plenty of storage space.

Additional features include a new front deck (2024), an assigned parking stall, and access to visitor parking. Your parking stall number 314 is roughly 30 steps outside of your back door making it a quick trip from your car to home! You'll love backing onto a lush greenspace, providing both privacy and tranquility. Located in a prime SW location, this home offers quick access to major amenities, public transit, parks, schools, and a short commute to downtown Calgary. Don't miss your chance to own this well-maintained and move-in ready home—book your private showing today!