

\$354,900 - 314, 4525 31 Street Sw, Calgary

MLS® #A2258864

\$354,900

3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

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!

Built in 1956

Essential Information

MLS® #	A2258864
Price	\$354,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1956
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	314, 4525 31 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2P8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	6
Zoning	M-CG d33

Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.