

# \$499,900 - 4620 31 Avenue Ne, Calgary

MLS® #A2267056

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,250 sqft  
Residential on 0.12 Acres

Rundle, Calgary, Alberta

OPEN HOUSE SUNDAY 3PM- 5PM. This well maintained bungalow is situated on a large corner lot with mature trees on a very quiet street. Offering over 2,300 developed square feet, a single detached garage 16'x 24', and an additional parking pad ideal for an RV or other vehicles. The main floor has a functional layout for comfortable living. As you enter you are welcomed by a spacious living room with big bay windows that draw in the natural light. This seamlessly connects to the large dining room and U shaped kitchen. Which offers plenty of storage with solid wood cabinets, a sink overlooking the backyard, and a breakfast nook. The primary is situated at the front of the home with its own 2 piece ensuite and dual closets! There are two additional well sized bedrooms and a 4 piece main bath. A side entrance off the kitchen leads to your large backyard and stairs to the basement. The lower level has an expansive rec room featuring a brick wood burning fireplace, a office space with built in desk, a convenient wet bar, and a 3 piece bath. This home is immaculate with almost all new windows, and a newer roof. The central location is ideal as you are close to major transit routes, the Ctrain station, walking distance to Dr. Gordon Higgins School, St. Rupert School, and plenty of amenities like Village Square Leisure Centre, the Public Library, Peter Lougheed Hospital and Sunridge mall. Schedule your private showing or view the virtual tour today!



Built in 1974

## Essential Information

MLS® #	A2267056
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4620 31 Avenue Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1G9

## Amenities

Parking Spaces	2
Parking	Paved, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Wet Bar
Appliances	Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Wood Burning, Raised Hearth

Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 30th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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