

# \$365,000 - 311, 4525 31 Street Sw, Calgary

MLS® #A2263693

**\$365,000**

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

Welcome to Westview Parc in the desirable community of Rutland Park! This charming 3-bedroom end-unit townhouse combines modern updates with everyday comfort in an unbeatable location just minutes from Mount Royal University, downtown, and countless amenities.

Step inside to discover a bright, inviting living room with large windows that fill the space with natural light. The white kitchen features updated cupboards, an island, and a cozy dining area perfect for family meals or casual entertaining. From here, step out to your private back deck, complete with a gas BBQ hookup and peaceful green space behind—ideal for relaxing outdoors.

Upstairs, you'll find three well-sized bedrooms and a 4-piece bathroom. The primary and second bedrooms are connected by pocket doors, offering a versatile layout that can easily be used as a spacious primary suite, nursery, or home office. The fully finished basement adds even more living area, with a large rec room, a 2-piece bathroom, laundry, and ample storage.

Recent updates include newer windows, shingles, and composite back deck with metal railings. Assigned parking and a well-managed complex make this a low-maintenance lifestyle choice.



Whether you’re a first-time buyer, an investor, or simply looking for a move-in ready home in a quiet yet connected location, this Rutland Park gem has it all—modern style, privacy, and convenience.

Built in 1956

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263693      |
| Price          | \$365,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,087         |
| Acres          | 0.00          |
| Year Built     | 1956          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311, 4525 31 Street Sw |
| Subdivision | Rutland Park           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E2P8                 |

Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Rain Gutters                 |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 21                |
| Zoning         | M-CG d33          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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