$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 behindâ€”ideal for relaxing outdoors.

Upstairs, youâ€™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 youâ€™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 allâ€”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	13
Zoning	M-CG d33

Listing Details

Listing Office	CIR Realty

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