

\$575,000 - 4716 31 Avenue Ne, Calgary

MLS® #A2260052

\$575,000

4 Bedroom, 3.00 Bathroom, 1,150 sqft
Residential on 0.12 Acres

Rundle, Calgary, Alberta

This beautifully maintained home in the desirable community of Rundle is a true must-see! From the moment you arrive, youâ€™ll be impressed by the stunning landscaping and welcoming curb appeal, highlighted by a private pergola sitting area at the front of the home â€“ perfect for morning coffee or evening relaxation. Offering incredible functionality, this property features both a front single garage and a rear double detached garage, providing ample parking and storage for all your needs. A built in irrigation system for the lawn. Inside and out, the pride of ownership shines through, making this an ideal opportunity for buyers seeking a move-in ready home with lasting value. With its combination of charm, practicality, and future potential, this property wonâ€™t stay on the market for long!

Built in 1974

Essential Information

MLS® #	A2260052
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,150
Acres	0.12



Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4716 31 Avenue Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1G9

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Single Garage Attached, Additional Parking, See Remarks
# of Garages	3

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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