

\$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	Additional Parking, Double Garage Detached, Heated Garage, See Remarks, Single Garage Attached
# 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	19
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.