

**4620 31 Avenue NE**  
**Calgary, Alberta**

**MLS # A2288481**



**\$638,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this well maintained bungalow located on a large quite corner lot in a desirable neighbourhood. This spacious home offers a bright main floor layout with large living room and formal dining area, functioning kitchen with eating nook, 3 generous bedrooms, primary bedroom with 2 pc ensuite and another full 4 pc bath. Convenient side entrance leads to fully developed lower level with large windows creating a bright and open feel. The basement features 2 bedrooms, kitchen with eating area, 3 pc bathroom, large living room with fireplace and laundry /furnace room. Enjoy a nice backyard with concrete patio, RV parking, oversized garage, storage shed, lots of trees and hedges. With almost all newer windows and and newer roof shingles, this home offers peace of mind. Conveniently located close to schools, transit, hospital, Sunridge Mall, Village Square Leisure Center, Public Library, and many other amenities. Fantastic opportunity for extended family. Quick possession!!!