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4615 31 Avenue NE
Calgary, Alberta

MLS # A2349653

$515,000

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,089 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows		

Inclusions: N/A

Incredible opportunity in the established and highly connected community of Rundle! This spacious 4-level split offers fantastic potential for homeowners or investors looking to build equity and customize a property to their exact tastes. The bright main floor features upgraded LVP flooring and four skylights that flood the living space with natural light. With 4 generous bedrooms and 2.5 bathrooms spread across the expansive layout, there is plenty of room for a growing family. A major highlight of this home is the brand-new triple-pane windows, providing excellent energy efficiency and quiet comfort. The interior provides a solid, well-cared-for foundation that is simply awaiting your creative cosmetic updates to truly make it shine. Situated on a large, mature lot, the outdoor space boasts a massive south-facing deck perfect for summer entertaining and soaking in the sun. Exceptional parking and workspace are available with an oversized, heated double detached garage, a clean paved alleyway, and dedicated RV parking. The location is completely unbeatable. Enjoy the convenience of being within walking distance to the Peter Lougheed Centre, Sunridge Mall, the LRT, and multiple transit lines. Exceptional value and potential in a prime, walkable neighborhood!

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