



\$ 799,500.00

## 3430 31 STREET SW CALGARY

<https://paulbrinton.com>

OPENHOUSE NOV 14, 12 TO 2PM. Amazing fully renovated luxury 4 bedroom executive style BUNGALOW with a brand new TRIPLE GARAGE located on a beautiful street in the mature community of Rutland Park! This home was completely gutted & re-built, FULLY LOADED, from TOP to BOTTOM in 2021. You will...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1156639

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-26 16:05:32

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 10/24/21

**Lot size:** 6297 sq ft

**Year built:** 1954

**Parking:** Double Garage Detached, Triple Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Electric

**Exterior Features:** Other

**District:** CAL Zone W

**Inclusions:** None

**Lot Features:** Back Lane,Back Yard

**Heating Type:** Standard,Forced Air

**Total Parking:** 3

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home,No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Levels:** One

**Zoning:** R-C1



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** No

**Frontage Metres:** 0.00M 0`0"

**Living Area SF:** 1145.00

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 742.27

**Photo Count:** 35

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Dishwasher,Gas  
Stove,Microwave,Range  
Hood,Refrigerator,Washer/Dryer

**Subdivision Name:** Rutland Park

**Lot Size Acres:** 0.14

