4615 31 Avenue NE

Calgary | Active | MLS® A2349653

$515,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1974**	**1,089 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

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 5 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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349653
Bedrooms	5
Bathrooms	3
Year Built	1974
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split

Total Living Area:	1,089 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	4 Level Split
Total Rooms Above Grade:	7
Year built:	1974 (Age: 52)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	731518
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum, Vinyl
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street, RV Access/Parking
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Rundle
Appliances:	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 8'8" × 7'8" ·
Main Floor	Kitchen · 13'9" × 8'8" ·
Main Floor	Living Room · 15'1" × 14'11" ·
Main Floor	Foyer · 4'2" × 3'2" ·
Upper Level	Bedroom · 8'10" × 8'6" ·
Upper Level	Bedroom · 8'10" × 8'2" ·
Upper Level	Bedroom - Primary · 13'5" × 12' ·
Lower Level	Bedroom · 11'4" × 10'1" ·
Lower Level	Bedroom · 7'9" × 5'11" ·
Lower Level	Family Room · 13'11" × 11'7" ·
Basement	Laundry · 7'9" × 6'1" ·
Basement	Game Room · 22'4" × 21'2" ·
Basement	Furnace/Utility Room · 7'9" × 6'6" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4615-31-avenue-ne-calgary-a2349653/

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