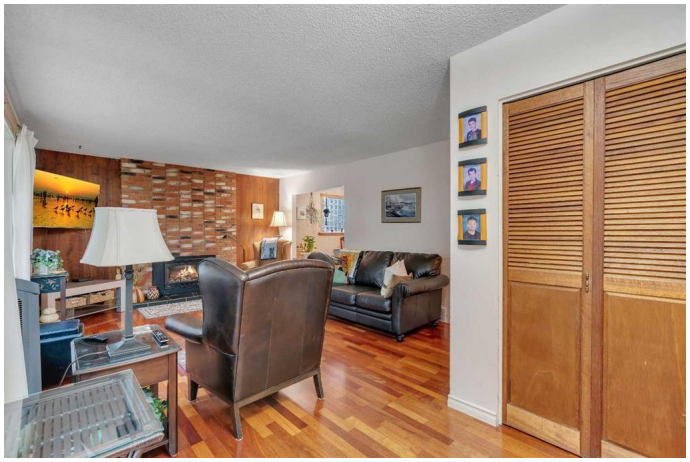
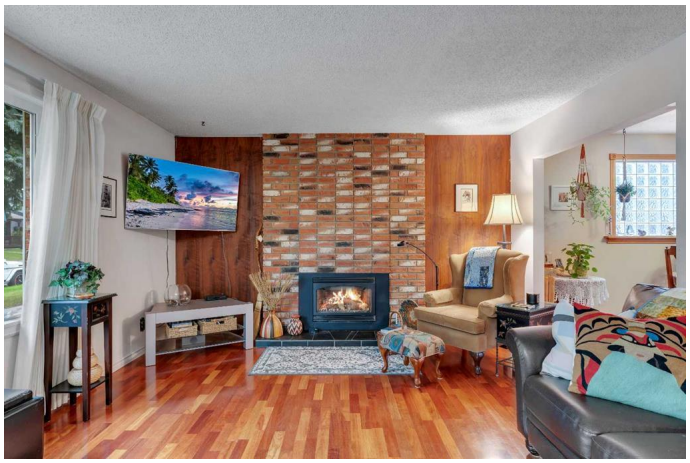
$529,900 - 4623 31 Avenue Ne, Calgary

MLS® #A2253782

$529,900
4 Bedroom, 2.00 Bathroom, 1,243 sqft
Residential on 0.11 Acres





Rundle, Calgary, Alberta

Welcome to 4623 31 Avenue NE. Situated on a super quiet street with pleasant curb appeal, the home is just steps from Dr. Gordon Higgins School and St. Rupert School, and close to everyday amenities such as Village Square Leisure Centre, Rundle CTrain station, and Sunridge Mall. The home sits on a level, beautifully landscaped lot featuring a lush lawn, mature trees and a private south-facing backyard retreat that enjoys sunshine throughout the day. A newer roof and a walk-up to the backyard provide both peace of mind and flexible access. Inside, youâ€™re welcomed by a spacious living room anchored by a cozy gas fireplace. The large kitchen is filled with natural light and connects seamlessly to the dining area. Hard surface floors extend through the main and upper levels, adding durability and style. Upstairs youâ€™ll find three generously sized bedrooms, including a primary suite with its own 2-piece ensuite, along with a full 4-piece bathroom. The inviting lower level expands your living space with a functional recreation room and a fourth bedroom, perfect for guests or a growing family. A walk-up design allows optional direct access to the backyard.

Built in 1974

Essential Information

MLS® #	A2253782
Price	$529,900

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.11
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	4623 31 Avenue Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1G8

Amenities

Parking	None

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Interior Lot, Lawn, Many Trees

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	45
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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