



**4B Millview Way SW
Calgary, Alberta**

MLS # A2302167



\$329,900

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	624 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Don't be fooled by the low RMS! There is over 1000 square feet of living space to enjoy here! The main level has patio doors opening to a lovely green space but due to the fact that the entire level is not above grade it is excluded from the RMS total. Awesome quiet and friendly location with local traffic only! Excellent access to major traffic arteries to enhance any commute! The common area is great for enjoying a beverage and relaxing outdoors. The open layout gives this fine home a spacious and welcoming vibe. There is plenty of natural light inside! The kitchen area has ample space for meal prep and gathering with your favourite company! The bedrooms are a comfortable size with adequate storage including California Closets. Ample parking with a single attached garage and parking pad out front! This well loved home is ready and waiting new owners to enjoy for many years to come!!! Call your favourite realtor and get there soon!