



**215 Millview Green SW
Calgary, Alberta**

MLS # A2320433

\$349,000



Division:	Millrise		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained 3 bed, 2 bath townhome located in the highly sought-after community of Millrise. Offering a functional layout, this home combines comfort, convenience, and low maintenance living. The main level features an open concept design filled with natural light and laminate flooring. The spacious living room flows seamlessly into the dining area, creating an inviting space for everyday living and entertaining. The kitchen is well appointed with laminate countertops, modern appliances, ample cabinetry, and a breakfast bar for casual dining. A private balcony off the living room provides the perfect spot to enjoy your morning coffee or unwind in the evening, while a convenient 2pc bathroom completes the main floor. The upper level features three bedrooms, including a spacious primary retreat with a large walk-in closet and an additional linen closet. Two secondary bedrooms are thoughtfully positioned at the opposite end of the hallway, offering added privacy, and are serviced by a full 4pc bathroom. Dark metal railings and spindles add a contemporary touch to the staircase and upper level. Additional highlights include a single attached garage plus a driveway for a second vehicle, and ample street parking for guests. The unfinished lower level offers laundry facilities and plenty of space for future development. Ideally located close to schools, parks, shopping, transit, and major roadways, this exceptional townhome offers outstanding value in one of Calgary's most established communities.