



GRASSROOTS
REALTY GROUP

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4 Millview Green SW
Calgary, Alberta

MLS # A2325057



\$390,000

Division:	Millrise		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,211 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: NA

Welcome to this beautifully maintained 3-bedroom, 2-bathroom townhome in the desirable community of Millrise. The bright open-concept main floor features laminate flooring, a spacious living and dining area, and a well-appointed kitchen with ample cabinetry and a breakfast bar. Step onto the private patio, perfect for morning coffee or evening relaxation. Upstairs offers a generous primary bedroom with a walk-in closet, two additional bedrooms, and a full 4-piece bathroom and fully finished basement with very spacious recreational room. Complete with a single attached garage, driveway parking, and plenty of street parking, this home is ideally located close to schools, parks, shopping, transit, and more.