



GRASSROOTS
REALTY GROUP

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56, 72 Millside Drive SW
Calgary, Alberta

MLS # A2349982

\$575,000

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Refrigerator in garage, Grey cabinets in garage, 3 TV wall brackets

LOOK NO FURTHER YOU HAVE FOUND IT This extensively renovated END UNIT BUNGALOW VILLA WITH A WALK OUT BASEMENT is in move in condition. Located in the well managed Millside Villas complex this home is walking distance to the Fish Creek L.R.T. Station and is a short 2 minute drive to shopping, restaurants and other amenities. Upgrades and renovations include. Vinyl plank flooring, light fixtures, counter tops, new sinks, toilets, base boards, interior doors. A new furnace complete with a remote control thermostat has JUST been installed, the H2O tank in 2023, New high end appliances include Fridge, Stove, Dishwasher, Microwave. The main floor features an upgraded kitchen with eating nook with access to a balcony, dining room, den/ 2nd bedroom, The master bedroom features a walk-in closet and 4piece in-suite bath, The main floor laundry includes a European combo style Washer/Dryer. The FULLY DEVELOPED walk out basement features a spacious family room, large bedroom and a 4 piece bath. The list of improvements and upgrades are extensive including CENTRAL AIR CONDITIONING This unit must be viewed to be fully appreciated. An added extra is the low condo fee of \$352.00/mo