



GRASSROOTS
REALTY GROUP

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227 Millview Green SW
Calgary, Alberta

MLS # A2225106



\$420,000

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,199 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Single Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Turnkey and ready to move in! Charming and updated with brand new carpet, vinyl flooring, paint and window coverings, this two-story townhome is perfect for the first-time buyers or investors seeking an affordable rental opportunity. Located in the family friendly community of Millrise offering a blend of comfort and convenience, the main level offers an open-concept with an abundance of natural light. The spacious living room features a cozy gas fireplace and sliding garden doors leading to the concrete patio. The well equipped kitchen has ample counter space with breakfast bar offering additional seating to the dining room. Upstairs you will find the generously scaled master bedroom with walk-in closet, 2 additional bedrooms and a 4 piece bathroom. The full basement is undeveloped with future space for a recreation room, gym, home office or play room. With a single attached garage and proximity to local amenities, this home is a must-see!