



**GRASSROOTS**  
REALTY GROUP

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**1336 154 Avenue SW**  
**Calgary, Alberta**

**MLS # A2236371**



**\$419,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers		

**Inclusions:** NONE

**\*\*OPEN HOUSE SATURDAY JULY 5TH 2PM TO 4PM\*\*** Welcome to your dream home, ideally located in the heart of Millrise! This gorgeous END-UNIT, 3-bedroom, 2-storey townhome is bursting with charm and modern updates that'll make you fall in love at first sight. Step inside to find brand-new luxury vinyl plank flooring that shines under the flood of natural light pouring in, creating a bright and spacious vibe you'll adore. The main floor is all about easy living: an open kitchen perfect for whipping up your favorite meals (complete with a sparkling new smart-stove!), a cozy living room with a corner fireplace to warm up those chilly Calgary nights and sliding doors that lead to a large south-facing patio—ideal for BBQs or soaking up the sun. Plus, there's a handy 2-piece powder room for guests (or quick touch-ups before heading out!). Upstairs, you'll find a roomy primary bedroom with a big walk-in closet with built-ins to store all your treasures, two more bedrooms for kids, guests, or a home office, and a 4-piece updated main bathroom that's perfect for busy mornings. The fully finished basement is a versatile flex space currently set up as a bedroom, complete additional storage and laundry to keep things neat and tidy. Whether you need a home gym, media room, or extra sleeping quarters, this space has you covered. This gem comes with a single attached garage to keep your car snow-free and there's room for one more on the driveway. This unit is part of an exceptionally well-run, pet-friendly complex with solid financials—so you can move in with peace of mind. Nestled in the beautiful Millrise community, you're just a short stroll from schools, playgrounds, and transit, making life as convenient as it is functional. This home shows like a dream and is ready for you to make it your own. Don't

wait&mdash;come see it and start imagining your next chapter here!