



GRASSROOTS
REALTY GROUP

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128 Millview Green SW
Calgary, Alberta

MLS # A2237285



\$404,900

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

PRICE REDUCED by \$15K!! Welcome to this BEAUTIFUL two-storey townhome (END UNIT) is perfect for first or second time buyers or investors seeking an affordable rental opportunity. LOW CONDO FEES!! This home is located in a quiet street at a very attractive location with no homes facing the front. It has one of the best landscaping in the area, and all exterior maintenance & landscaping is taken care of by condo board, talk about low maintenance living! TWO LARGE BEDROOMs w/ Walking closet+1.5 Bath!! This end unit shares only one common wall and has lots of windows letting in ton of sunlight throughout the home. It features open concept main floor with BEAUTIFUL HARDWOOD FLOORING and GAS FIREPLACE. Main floor consist of large living area, dining area, U shape kitchen, and half bath. Upstairs features two large bedrooms and 1 Full 4PC bath. Master Bedroom is a great size (17ft x ~12ft) with upgraded vinyl flooring. Both bedrooms have LARGE WALK-IN CLOSET. This home has lots to offer and yet it will provide the new owner with lots of opportunity to incorporate their own touch to make it their own. The unfinished lower level has the washer, dryer, utilities and is well positioned to be finished, perfect to have a home gym or additional storage. MAJOR FEATURES: **NEW FURNACE (2024)** , **NEW WATER TANK (2024)** , White cabinets in Kitchen, Upgraded stainless steel appliances, Upgraded light fixtures, good size CONCRETE PATIO w/ privacy fence in the backyard and more. Home is extremely well taken care of. This home has the single ATTACHED GARAGE and a DRIVEWAY to accommodate TWO PARKING SPACE and some storage. NO SMOKING HOME and owners had no pets in the home. Located close to schools, parks, pathways and public transportation. This is truly a perfect home! This home will not last long, so book

your viewings today!