



GRASSROOTS
REALTY GROUP

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7 Millrose Place SW
Calgary, Alberta

MLS # A2264643



\$409,000

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,362 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

?? Stylish Living in the Heart of Millrise ?? 7 Millrose Place SW, Calgary, AB T2Y 3J6 Step into a beautifully renovated three-story townhouse that blends modern upgrades with everyday comfort—all nestled in a walkable, transit-friendly neighborhood. ? What You'll Love Inside -Three spacious bedrooms, 2.5 bathrooms, and a convenient double attached garage - Bright south-facing living room with soaring vaulted ceilings and a cheerful bay window - Recently renovated kitchen with fresh cabinetry and sleek stainless steel appliances - New flooring throughout, adding a clean and contemporary feel - All restrooms fully remodeled with stylish fixtures and finishes - Upper-level laundry and generous storage space, including a handy lower crawl space - Primary suite with walk-in closet and private 3-piece ensuite ??? Renovations That Matter - New shingles, resurfaced deck and balcony, and updated garage opener - Improved attic insulation for year-round energy efficiency - Pressure-treated front patio and refreshed driveway for lasting curb appeal ?? Location That Works for You - Walkable to the C-Train station, Shawnessy Shopping Centre, restaurants, and more - Quick access to Macleod Trail and Stoney Trail, connecting you to the rest of Calgary - Quiet, well-maintained complex with a neighborly feel and tidy landscaping Whether you're a first-time buyer or just craving a low-maintenance lifestyle, this move-in-ready gem blends thoughtful renovations with unbeatable location perks.