



**GRASSROOTS**  
REALTY GROUP

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**234 Millview Gardens SW**  
**Calgary, Alberta**

**MLS # A2268395**



**\$719,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,087 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* OPEN HOUSE NOV 8 SATURDAY 1-4PM \*\*** Welcome to this totally renovated single family home in Millrise. It features new cabinets, quartz counter tops, paint, carpet, vinyl flooring, tiles, appliances, lighting fixtures, deck and balcony railings, and window coverings. Upper floor has 4 bedrooms, large master bedroom, ensuite with double vanity sinks, separated bath tub and shower, large bonus room, and cozy balcony. Main floor with large living room, corner gas fireplace with tile facing, formal dining area, good size office den with French door, open kitchen and spacious breakfast nook, and sliding door to large deck with glass panel railings. Fully fenced back yard and landscaped. It closes to school, playground, public transit, shopping, and easy access to major roads. **\*\* 234 Millview Gardens SW \*\***