



**GRASSROOTS**  
REALTY GROUP

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**29 Millrise Lane SW**  
**Calgary, Alberta**

**MLS # A2272961**



**\$349,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 762
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to this charming corner-unit duplex in the heart of Millrise, prime location close to transit, shopping, parks and schools. This well managed complex offers peace of mind and a fantastic opportunity for investors or first-time buyers looking to add value. The home features 2 spacious bedrooms, 3/1 bath, and a bright functional layout with extra windows that fill the space with abundant natural light. Enjoy a cozy living room complete with a charming fireplace perfect for relaxing. Upstairs a versatile loft area offers the ideal spot for a home office, reading nook or additional living space. Situated on a desirable corner lot, this property also includes a private yard space perfect for unwinding or spending time outdoors. This home is awaiting your final touches as it is original, a rare find in such an incredible location, book your showing today!