



GRASSROOTS
REALTY GROUP

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109 Millview Square SW
Calgary, Alberta

MLS # A2274556



\$409,000

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade, Parking Pad, Single Garage Attached, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

DON'T MISS the OPPORTUNITY to OWN this NEWLY RENOVATED TWO-STOREY " END UNIT TOWNHOME " PERFECTLY SITUATED in the DESIRABLE COMMUNITY of MILLRISE. This home EMBODIES COMFORT, CONVENIENCE, and a VIBRANT LIFESTYLE. The MAIN LEVEL is DESIGNED for both " EVERYDAY LIVING and ENTERTAINING ", where sunlight FLOODS the OPEN-CONCEPT LIVING ROOM, SHOWCASING a FANTASTIC LIVING SPACE, Highlighted by SLEEK, NEW HARDWOOD FLOORING. The UPSTAIRS Features " NEW LUXURIOUS VINYL PLANK FLOORING ", while the kitchen, at the heart of the home, BOASTS Laminate countertops, a MODERN BACKSPLASH, white kitchen appliances, AMPLE STORAGE, and a breakfast bar for casual meals. This townhome BEAUTIFULLY BLENDS MODERN DESIGN with HIGH-END FINISHES and FUNCTIONAL LIVING SPACES. The Dining area SEAMLESSLY FLOWS into the Living Room, creating an INVITING ATMOSPHERE for GATHERINGS. A BALCONY just off the Living Room serves as a SERENE SPOT for morning coffee or evening relaxation, and a CONVENIENTLY LOCATED two-piece POWDER ROOM Completes this level. DARK METAL SPINDLES and Railings ENHANCE the STAIRCASE, leading to the UPPER FLOOR, where the Primary Bedroom OFFERS a DEEP WALK-IN CLOSET alongside a DEEPER LINEN CLOSET. The UPPER LEVEL also features a FULL BATHROOM and TWO ADDITIONAL BEDROOMS at the OPPOSITE END, providing PRIVACY BETWEEN SLEEPING SPACES. ENJOY the CONVENIENCE of a SINGLE ATTACHED GARAGE, a PARKING PAD for a second car and STREET PARKING. The unfinished lower level includes LAUNDRY FACILITIES and is SPACIOUS ENOUGH FOR

FUTURE DEVELOPMENT. A property like this is a " RARE GEM " in this complex. This is the PERFECT HOME you have been DREAMING OF, OFFERING the LIFESTYLE YOU TRULY DESERVE. CALL your REALTOR NOW to SCHEDULE YOUR PRIVATE SHOWING BEFORE it's GONE !!!