



**GRASSROOTS**  
REALTY GROUP

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**12 Millrise Green SW**  
**Calgary, Alberta**

**MLS # A2276631**



**\$359,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Beautifully maintained 2-bedroom townhouse with single attached garage in desirable Millrise. This home offers numerous updates including newer windows, including double sliding doors to a private backyard backing onto green space, and a newer furnace and hot water tank. Enjoy the benefits of a bare land condo, where you own the land beneath your home. The interior has been freshly painted in natural tones and features new light fixtures and laminate flooring on the main level. The upper floor offers two spacious bedrooms, including a primary suite with walk-in closet, and a second bedroom nearly equal in size. Functional floor plan with 1.5 baths and an undeveloped basement ready for future development. Located in a quiet cul-de-sac within a well-managed complex, this home is walking distance to schools, parks, amenities and LRT making it ideal for first-time buyers or investors. Millrise is served by schools perfect for growing families who value convenience and safe walks to schools. Excellent value, quick possession. Call today for your private viewing.