



**245 Millview Green SW
Calgary, Alberta**

MLS # A2298621



\$394,900

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: Window Coverings

Millrise is calling! Will you answer? Make your way to the amazing SOUTHWEST community of Millrise and discover the charm of a beautifully developed area with amazing amenities! You will be within walking distance to endless schools, shopping centres and transportation systems to make your life much easier. Adding to the excitement, you will find this wonderfully maintained 2 storey townhome to call your new home! As you enter the community of Millgreen Village, you will be met with ample visitor parking, a newly built playground for the kids, and exteriors that have been thoughtfully planned and maintained. As you are pulling up to 245, you will notice the single ATTACHED GARAGE along with the FULL-LENGTH driveway! the front step and foyer offer an unmatched welcoming space for your guested with lots of room for deshedding any winter layers. You’ll notice the two closets at the end of the hall for the perfect amount of main floor storage for anything you’d like. As you continue into the home, you will be welcomed by the open space and south facing windows that allow all day sunlight into your living and dining area. Not enough sun? Step out onto the patio and enjoy the birds chirping in the large 20+ year-old pine trees! The kitchen includes UPGRADED APPLIANCES and ample space for any cooking / baking needs! A place where you can serve your friends and family on the large peninsula and look out to the living and dining rooms to see you have created the perfect home for family gatherings. Feel that under your feet? new carpet from 2024, still looking and feeling brand new! Make your way upstairs and you’ll the extra-large primary bedroom with the walk-in closet of your dreams! See another 2 bedrooms on the southside of the home, perfect for family, guests travelling in or any friends needing a place to lie their heads. Lastly, a

perfectly maintained 4-piece bathroom with ample storage and tub space! Heading to the unfinished basement, the perfectly situated laundry area has its convenience and is perfectly tucked away. Let your imaginations flow, how would you finish this space? This home is an amazing opportunity for people of all stages of life whether that be first time home buyers, down sizers, a growing family – Make Millrise your new home and view today!