

55 Millrise Lane SW  
Calgary, Alberta

MLS # A2143511



## \$419,900

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,497 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape, Landscaped, Street Lightir		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	Full, Partially Finished	<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>	Vaulted Ceiling(s)		

**Inclusions:** n/a

6 MONTHS FREE CONDO FEES ON THIS WONDERFUL PROPERTY !!! Welcome home to this STUNNING 2 storey townhouse/duplex, with TWO BEDROOMS, A HUGE LOFT & a DEN, CLOSE TO SHOPPING and WALKING DISTANCE TO THE CTRAIN STATION. BRIGHT & WELCOMING with VAULTED CEILING, LOTS OF NATURAL LIGHT. BUTCHER BLOCK COUNTERTOPS , WOOD CABINETRY , BAY WINDOWS in the COZY DINING ROOM. The kitchen has a door leading to the back deck, with a fenced in yard, mature trees and maximum privacy. BEAUTIFUL LOFT UPSTAIRS, HUGE MASTERBEDROOM with 4PC ENSUITE, ANOTHER GOOD SIZED BEDROOM and a FULL BATH completes the upper level. Basement has a HUGE ROOM for STORAGE, REC ROOM OR A LOUNGE ROOM , MEDIA ROOM. SINGLE ATTACHED GARAGE & a DRIVEWAY. PERFECT HOME in a PERFECT LOCATION ! Call NOW to View !!!