

**6B Millview Way SW
Calgary, Alberta**

MLS # A2162533



\$374,900

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	603 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Front Drive, Secured, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Crawl Space, Partial, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Track Lighting, Walk-In Closet(s)		

Inclusions: none

Welcome to this charming townhouse located in the beautiful community of Millrise, featuring a lovely location partially backing onto park with a playground. With a total square footage of 1055 ft², this home includes a 453 ft² main living area (kitchen, living room and dining room) that is partially below grade. Despite walking out at grade level onto a patio in the back, some of this main level is below grade and is therefore NOT included in the "Total above grade" square footage. This bilevel townhouse offers an exceptional living experience with 2 spacious bedrooms, an attached garage, in-unit laundry, and plenty of crawl space storage-making it a superior choice to apartment living. The main floor features a lovely walkout onto the patio, which overlooks the park behind the property. The oak kitchen is equipped with stainless steel appliances, including an almost new dishwasher. Upgraded luxury vinyl plank flooring on main level and newer carpets upstairs. The upper floor boast 2 generous bedrooms and a 4-piece bathroom. The primary bedroom, located at the back, features a walk-in closet and has views over the park. The basement provides laundry and nearly 400 ft² of additional crawl space storage beneath the main floor. Recent upgrades include new furnace (2022) and water heater (2024). Very reasonable condo fees of \$424.14/month. Complex was re-shingled in 2022, and has a low maintenance exterior featuring vinyl siding and brick. Situated on a quiet dead-end street with detached homes across the way, this townhouse is ideally located in the vibrant Millrise community, with nearby schools, shopping and easy access to Fish creek Provincial Park. A short drive to the new Stoney Trail provides convenient connections to various areas of Calgary and nearby Kananaskis and Banff in the Rocky Mountains. Don't miss the opportunity to experience this

delightful home-call today to arrange your private viewing!