

1308 154 Avenue SW
Calgary, Alberta

MLS # A2177160



\$429,900

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	2 Storey, Side by Side		
Size:	1,012 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Corner Lot, Lawn, Landscaped, Street Lighting,		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG D44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

Walk into this great spacious end-unit townhome in Millrise. With plenty of natural sunlight and a spacious living room, the main floor is designed for comfort and convenience. With a south facing patio, glass sliding doors and huge trees, you will enjoy the semi-private outdoor space. Upstairs offers a good size master bedroom with a generous walk-in closet. The second bedroom originally was two bedrooms upon which the center wall was removed. The second floor has a good size 4-piece bathroom. This home also offers a fully finished basement and is versatile, can be a home entertainment area or turned into another bedroom. This great townhome is located in a quiet street and is close to all the amenities. This is a great opportunity to get into a fast growing market, and offers plenty of natural sunlight, a convenient layout and plenty of opportunities to customize the home to your needs. Come book your viewing today!!!