

131 Millview Square SW
Calgary, Alberta

MLS # A2178208



\$424,900

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Lawn, Landscaped, Level		

Heating: High Efficiency, Natural Gas, Other

Floors: Carpet, Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 352

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: 2 TV MOUNTS

Welcome to your beautiful new home in the desirable community of Millrise! This END UNIT, townhome features 3 bedrooms, 1.5 bathrooms, a WALKOUT basement, upgraded panel to 260, attached garage, AC and more. This is perfect as your first home or investment property! It's located in a terrific location, across from park, near schools, shopping and medical services. Transit is just steps away and minutes to 3 LRT stations. The seller has taken meticulous care of this home and it shows. There's a nice entrance and then into the open concept kitchen, dining and living room area is perfect for entertaining and wouldn't be complete without a cozy gas fireplace and west facing balcony. Upstairs you're greeted with a generously sized primary bedroom, walk-in closet, two more bedrooms and a 4 piece bathroom. Downstairs is awaiting your special touch, with patio doors walking out to a beautiful green space and steps from a playground. Updates of this home include newer laminate and vinyl tiles, new carpet, newer dishwasher, fridge and stove. Don't miss out on this one!