

1324 154 Avenue SW
Calgary, Alberta

MLS # A2162053



\$369,500

Division:	Millrise		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,128 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Storage		

Inclusions: N/A

Attractive PriceExcellent opportunity in desirable community of Millrise!*** Nicely located 2 storey Townhome in MILLSIDE GREEN offers 1128 sqft developed...plus a roomy undeveloped basement that affords either a ton of storage space...OR can be developed to suit your desire! 2 spacious BEDROOMS upstairs... 1.5 total BATHROOMS...and a FRONT ATTACHED SINGLE GARAGE! Well laid-out main floor consists of the front FOYER, 2 piece BATH, KITCHEN with BREAKFAST BAR, DINING AREA..and a bright LIVING ROOM with GAS FIREPLACE. Dominant ceiling height on both main floor and upstairs is 8 feet. Sliding doors in living room lead to a SOUTH FACING 12'X6' PATIO...the perfect spot to BBQ, entertain or just relax and enjoy the moment. The property does need a little personal TLC. It's just awaiting the right touch! This home is conveniently close to an array of amenities...including shopping, schools, public transportation , playgrounds and parks. Better hurry!