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1308 154 Avenue SW  
Calgary, Alberta

MLS # A2177160



**\$429,900**

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

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG D44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. OPEN HOUSE SUNDAY NOV 17 2 - 4 PM !