

131 Millview Square SW  
Calgary, Alberta

MLS # A2178208



**\$409,900**

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

OPEN HOUSE SAT 2-4, 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!