



THE
A-TEAM

**RE/MAX
FIRST**

55 MILLRISE Lane, Calgary T2Y 2C4

MLS®#: **A2143511**

Area: **Millrise**

Listing Date: **06/21/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,497**
Low Sqft:
Ttl Sqft: **1,497**

DOM

87
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Treed**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Private Entrance**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 15`3"
2pc Bathroom	Main	2`10" x 7`5"
Dining Room	Main	8`11" x 9`1"
4pc Bathroom	Second	4`11" x 7`8"
Bedroom - Primary	Second	11`9" x 15`4"
Game Room	Basement	17`2" x 11`4"

Room	Level	Dimensions
Den	Main	12`1" x 9`1"
Kitchen	Main	9`0" x 10`5"
Bedroom	Second	11`11" x 9`2"
Loft	Second	15`4" x 7`10"
4pc Ensuite bath	Second	4`10" x 7`6"

Legal/Tax/Financial

Condo Fee:
\$627

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d38

Legal Desc: **8410682**

Remarks

Pub Rmks: **6 MONTHS FREE CONDO FEES ON THIS WONDERFUL PROPERTY !!! Welcome home to this STUNNING 2 storey townhouse/duplex, with TWO BEDROOMS, A HUGE LOFT & a DEN, CLOSE TO SHOPPING and WALKING DISTANCE TO THE CTRAIN STATION. BRIGHT & WELCOMING with VAULTED CEILING, LOTS OF NATURAL LIGHT.BUTCHER BLOCK COUNTERTOPS , WOOD CABINETY , BAY WINDOWS in the COZY DINING ROOM. The kitchen has a door leading to the back deck, with a fenced in yard, mature trees and maximum privacy. BEAUTIFUL LOFT UPSTAIRS, HUGE MASTERBEDROOM with 4PC ENSUITE, ANOTHER GOOD SIZED BEDROOM and a FULL BATH completes the upper level. Basement has a HUGE ROOM for STORAGE, REC ROOM OR A LOUNGE ROOM , MEDIA ROOM. SINGLE ATTACHED GARAGE & a DRIVEWAY. PERFECT HOME in a PERFECT LOCATION ! Call NOW to View !!!**

Inclusions:
Property Listed By: **n/a**
MaxWell Canyon Creek

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123