



THE
A-TEAM

**RE/MAX
FIRST**

6B MILLVIEW Way, Calgary T2Y 3E7

MLS® #: **A2162533** Area: **Millrise** Listing Date: **09/04/24** List Price: **\$374,900**
 Status: **Pending** County: **Calgary** Change: **-\$24k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **1,517 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **603**
 Low Sqft:
 Ttl Sqft: **603**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, Rectangular Lot, Treed**
 Park Feat: **Driveway, Front Drive, Secured, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Closet Organizers, Track Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	4`11" x 10`2"	Kitchen	Main	12`2" x 10`2"
Living Room	Main	17`1" x 11`8"	Foyer	Second	7`11" x 9`4"
4pc Bathroom	Third	4`11" x 9`7"	Bedroom	Third	13`6" x 11`2"
Bedroom - Primary	Third	11`10" x 14`5"			

Legal/Tax/Financial

Condo Fee: **\$424** Title: **Fee Simple** Zoning: **M-CG d44**
 Fee Freq: **Monthly**

Legal Desc:

9510213

Remarks

Pub Rmks:

Welcome to this charming townhouse located in the beautiful community of Millrise, featuring a lovely location partially backing onto park with a playground. With a total square footage of 1055 ft2, this home includes a 453 ft2 main living area (kitchen, living room and dining room) that is partially below grade. Despite walking out at grade level onto a patio in the back, some of this main level is below grade and is therefore NOT included in the "Total above grade" square footage. This bilevel townhouse offers an exceptional living experience with 2 spacious bedrooms, an attached garage, in-unit laundry, and plenty of crawl space storage-making it a superior choice to apartment living. The main floor features a lovely walkout onto the patio, which overlooks the park behind the property. The oak kitchen is equipped with stainless steel appliances, including an almost new dishwasher. Upgraded luxury vinyl plank flooring on main level and newer carpets upstairs. The upper floor boast 2 generous bedrooms and a 4-piece bathroom. The primary bedroom, located at the back, features a walk-in closet and has views over the park. The basement provides laundry and nearly 400 ft2 of additional crawl space storage beneath the main floor. Recent upgrades include new furnace (2022) and water heater (2024). Very reasonable condo fees of \$424.14/month. Complex was re-shingled in 2022, and has a low maintenance exterior featuring vinyl siding and brick. Situated on a quiet dead-end street with detached homes across the way, this townhouse is ideally located in the vibrant Millrise community, with nearby schools, shopping and easy access to Fish creek Provincial Park. A short drive to the new Stoney Trail provides convenient connections to various areas of Calgary and nearby Kananaskis and Banff in the Rocky Mountains. Don't miss the opportunity to experience this delightful home-call today to arrange your private viewing!

Inclusions:

none

Property Listed By:

RE/MAX House of Real Estate

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











