



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 MILLROSE Place, Calgary T2Y 3J6**

MLS®#: **A2172104** Area: **Millrise** Listing **10/09/24** List Price: **\$519,000**  
 Status: **Active** County: **Calgary** Change: **-\$11k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **1,290 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,362**  
 Low Sqft:  
 Ttl Sqft: **1,362**

DOM

**42**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **City Lot,Few Trees,Front Yard,Low Maintenance Landscape,Street Lighting**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Guest,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete,Stucco**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Third	5`8" x 5`0"	Dining Room	Third	12`8" x 18`5"
Kitchen	Third	8`2" x 11`4"	Living Room	Second	20`9" x 13`10"
Balcony	Third	21`2" x 8`0"	3pc Bathroom	Level 4	6`8" x 7`9"
3pc Ensuite bath	Level 4	8`3" x 5`9"	Bedroom	Level 4	10`2" x 11`4"
Bedroom	Level 4	10`5" x 11`4"	Bedroom - Primary	Level 4	12`3" x 12`3"
Furnace/Utility Room	Basement	7`8" x 8`8"			

Legal/Tax/Financial

Condo Fee:  
**\$445**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **9512025**

Remarks

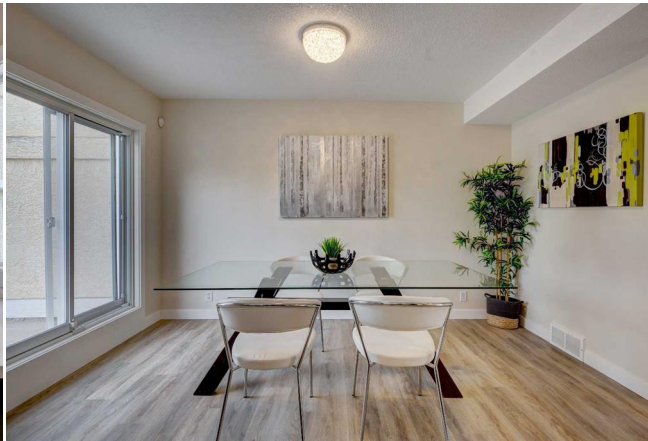
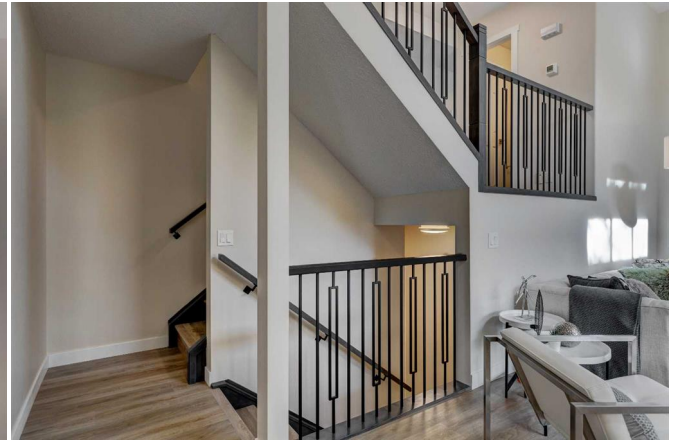
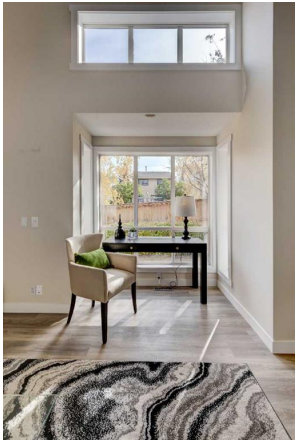
Pub Rmks: **Stunning Brand New, Never Lived in Reno!! Completely Renovated, just like living in brand new construction is what this 4-level split townhouse in Millrise offers you. With 3 bedrooms and 2.5 bathrooms, this home offers everything a single-family home could but without the yard work and exterior upkeep. Welcome to the epitome of modern living, perfect for first-time homeowners, investors, professionals, or a family. The home features 2 private entrances, one, a double attached garage entering on ground level, and the other, a front door with a south-facing patio, perfect for enjoying sunny Calgary days. Greeting you as soon as you walk in are the soaring ceilings and an open-concept layout, creating an airy and spacious feel throughout. Fully redone fireplace gives you a cozy feel as you can enjoy the vast living room off of the front door. Carrying on up to the next level every detail has been meticulously updated! New fully renovated kitchen, Quartz counter tops, ALL New appliances, New stairs railings on all three floors, all New LVP flooring, New fully renovated bathrooms, New baseboards, New lighting, knock down ceiling, Updated electrical switches, and Updated stylish interior doors. All the poly-b plumbing has been replaced for added peace of mind. The kitchen and dining area is open and bright which makes it perfect for entertaining, big enough for Christmas dinners, and has access to a large balcony for BBQ's. The fourth level offers 3 generously sized bedrooms, with the primary bedroom featuring a bright 3-piece ensuite and a jaw-dropping walk-in closet. The main bathroom, which includes ample storage and a laundry area, is conveniently located on the same level as the other two bedrooms, eliminating the need to haul your clothes up and down stairs. The two bedrooms are a great size for any use you may have and include great closet space as well! Want to have a one-car lifestyle? The complex is conveniently located just minutes from the Millrise C-Train station, making commuting a breeze, and is within walking distance of all the shopping and amenities you need. Millrose Place offers you some green space, mature trees, and a feeling of privacy. Pet-friendly building with board approval, you can quickly access Fish Creek Park and bike, walk, and run through nature and the river pathways. Why live in the newer areas when you can have a fully completed community with established nature all around you and access to transit, without giving up the new construction beauty!**

Inclusions: **Central Vacuum and attachments are "as is"**  
Property Listed By: **Royal LePage Solutions**

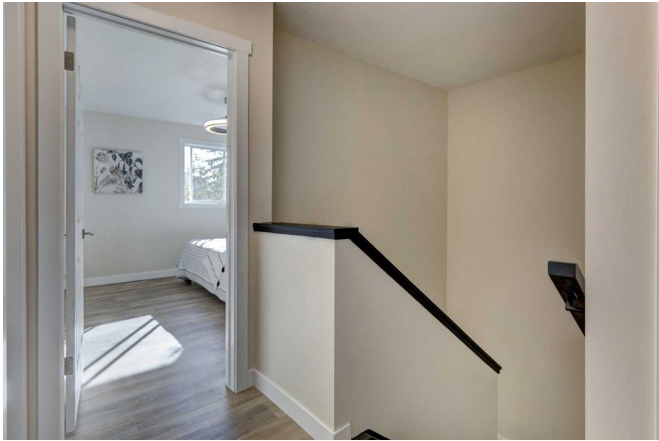
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







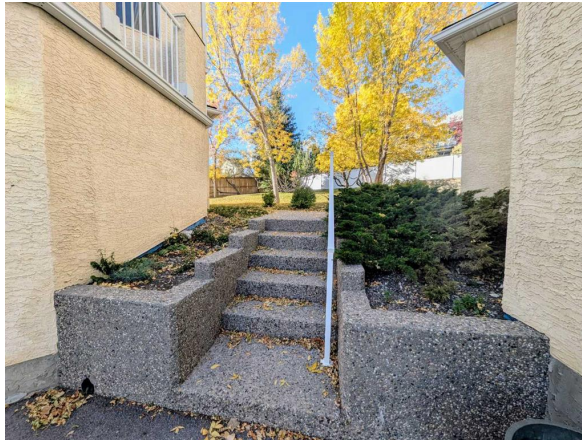












11 Millrose Pl SW, Calgary, AB

Basement (Below Grade) Exterior Area 146.03 sq ft  
Interior Area 109.52 sq ft  
Excluded Area 087.89 sq ft

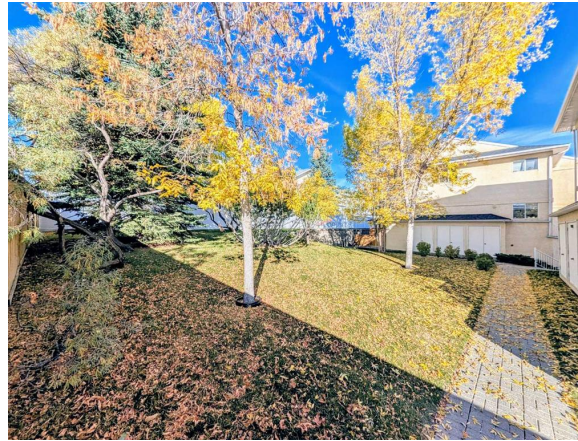


0 2 4 6 ft

PREPARED: 2024/10/10



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



11 Millrose Pl SW, Calgary, AB

2nd Floor Exterior Area 081.75 sq ft  
Interior Area 622.14 sq ft



0 4 8 ft

PREPARED: 2024/10/10



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11 Millrose Pl SW, Calgary, AB

3rd Floor Exterior Area 610.08 sq ft  
Interior Area 628.40 sq ft



0 3 6 ft

PREPARED: 2024/10/10



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