



THE
A-TEAM

**RE/MAX
FIRST**

1308 154 Avenue, Calgary T2Y3E5

MLS®#: **A2177160**

Area: **Millrise**

Listing Date: **11/03/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **+\$20k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **1,012**

Low Sqft:

Ttl Sqft: **1,012**

Lot Information

Lot Sz Ar: **2,647 sqft**

Lot Shape:

DOM

18

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Cleared,Corner Lot,Lawn,Landscaped,Street Lighting,Private**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Playground,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`7" x 9`3"
Dining Room	Main	9`6" x 7`0"
4pc Bathroom	Upper	8`7" x 4`11"
Bedroom	Upper	17`1" x 8`7"
Game Room	Lower	13`8" x 12`10"
Furnace/Utility Room	Lower	8`6" x 3`3"

Room	Level	Dimensions
Kitchen	Main	8`0" x 7`9"
Bedroom - Primary	Upper	14`3" x 11`8"
3pc Bathroom	Lower	8`6" x 4`8"
Foyer	Main	13`3" x 4`0"
Laundry	Lower	9`7" x 3`3"
Other	Lower	7`4" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$424

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG D44

Legal Desc: **951023**

Remarks

Pub Rmks: **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 !**

Inclusions:
Property Listed By: **NONE**
First Place Realty

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





