



THE
A-TEAM

**RE/MAX
FIRST**

131 MILLVIEW Square, Calgary T2Y3W2

MLS®#: **A2178208** Area: **Millrise** Listing **11/09/24** List Price: **\$409,900**
 Status: **Active** County: **Calgary** Change: **-\$7k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1999** Abv Sqft: **1,161**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,260 sqft** Ttl Sqft: **1,161**
 Lot Shape:

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Lawn,Landscaped,Level**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Natural Gas,Other** Flooring: **Carpet,Hardwood,Vinyl**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 4`11"	Kitchen	Main	8`9" x 8`5"
Dining Room	Main	7`2" x 5`4"	Living Room	Main	17`1" x 11`5"
Bedroom - Primary	Second	13`4" x 12`1"	Walk-In Closet	Second	6`3" x 5`10"
Bedroom	Second	12`11" x 8`5"	4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	110`11" x 8`4"	Laundry	Basement	6`7" x 8`9"
Entrance	Main	7`0" x 3`6"	Pantry	Main	2`10" x 1`5"

Legal/Tax/Financial

Condo Fee:
\$352

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9910497**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **2 TV MOUNTS
One Percent Realty**

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









