



THE
A-TEAM

**RE/MAX
FIRST**

72 MILLSIDE Drive #31, Calgary T2Y2P5

MLS®#: **A2193250**

Area: **Millrise**

Listing Date: **02/14/25**

List Price: **\$484,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,059**

Low Sqft:

Ttl Sqft: **1,059**

Lot Information

Lot Sz Ar: **2,949 sqft**

Lot Shape:

DOM

8

Layout

Beds: **2 (2)**

Baths: **1.5 (1 1)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Stucco**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Freezer,Microwave Hood Fan,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Laminate Counters,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 14`7"
Kitchen	Main	8`0" x 9`3"
4pc Ensuite bath	Main	5`11" x 7`3"
2pc Bathroom	Main	5`11" x 4`8"
Breakfast Nook	Main	8`0" x 8`4"

Room	Level	Dimensions
Dining Room	Main	11`6" x 11`3"
Bedroom - Primary	Main	13`3" x 22`10"
Bedroom	Main	9`5" x 10`4"
Furnace/Utility Room	Lower	24`11" x 24`8"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-1

Legal Desc: **9511110**

Remarks

Pub Rmks: **Nestled in the fantastic community of Millrise, this impeccably maintained bi-level villa is a rare find and proudly cared for by the original owner. With extraordinary exterior upgrades and a thoughtfully designed interior the main level offers a warm and inviting living space. The spacious living and dining area is elegantly separated by a three side gas fireplace offering warmth and ambiance from every angle. The living room overlooks a lush common green space, creating a serene atmosphere to enjoy the outdoors. The kitchen boasts a charming breakfast nook bathed in east facing sunlight and access to a covered porch, perfect for morning coffee or evening relaxation. Two well-appointed bedrooms complete the main floor, including a primary suite with a generous layout and a four piece ensuite while a second bedroom / office is complemented by a nearby two piece bath. There is upstairs laundry already fully plumbed and ready to go. The lower level remains undeveloped and boasts an additional laundry area while offering endless possibilities to customize to your needs. With a new furnace, and air conditioner in August 2024 and newer hot water tank and a new insulated garage door in 2023 this villa is move in ready. Do not delay...make it your own today !**

Inclusions:
Property Listed By: **N/A
RE/MAX First**

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







