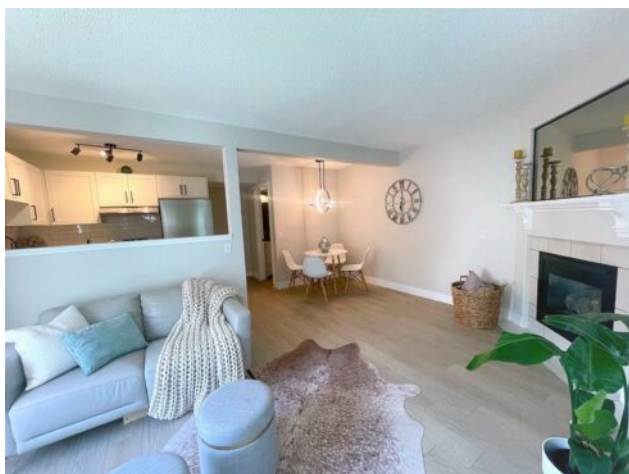


16 Millrise Green SW
Calgary, Alberta

MLS # A2252540



\$414,900

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Insul		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Professionally Renovated Throughout. Nestled in the quiet cul-de-sac, in the sought-after SW community of Millrise, this home is surrounded by parks, and pathways while being minutes away from all amenities. Close walk to LRT station and near by Millrise plaza with its shops, dining, and services. This 2 storey end unit townhome offers the convenience of a bare land condo lifestyle with the space and features of the detached home. The attached garage provides secure parking for winter and an elongated driveway provides parking for the second vehicle. NEW Luxury Vinyl Plank flooring, NEW paint, Freshly resprayed stipple ceilings NEW baseboards, doors, casings and hardware. BRAND NEW KITCHEN showcases SHAKER STYLE cabinetry complemented with Subway TILE backsplash, butcher block countertops, NEW stainless steel SAMSUNG appliances, and a NEW sink and fixtures. The bright dining area flows into the spacious living room with direct access to the PRIVATE backyard. Corner gas fireplace with a mantle. Upgraded lightning. Upstairs, you'll find 2 oversized rooms, including a primary with walk-in closet, plus an NEW full bathroom with NEW tile flooring, NEW vanity, NEW toilets, and lighting. Brand new carpet throughout on the upper level adds warmth and comfort. Attached single garage, painted and drywalled adds convenience to your daily routine, ensuring your vehicle is secured plus providing additional storage. Great schools around. Unfinished basement with laundry area and great development potential. Ask the our contractor and he will develop the bsmt for additional price. Hot water tank had been replaced in 2023. New lighting and hardware throughout. NEW window coverings. Enjoy walking distance to schools, parks, and shopping. Transit is steps away, and the Fish Creek, LRT station is just 5

minutes from your door. Quick access to Macleod Trail, Stoney Trail, and Shawnessy shopping centre make this a top-notch location for commuters and families alike. Corner unit, you will enjoy extra privacy. This fully updated home offers unbeatable value and low-maintenance living in a prime SW community. Just move in and enjoy!