

**16 Millrise Green SW
Calgary, Alberta**

MLS # A2234736



\$449,900

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|------------------|--|---------------|-------------------|
| 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: | Concrete Driveway, Driveway, Garage Door Opener, Insulated, Single Garage | | |
| Lot Size: | 0.70 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Fruit Tree | | |

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| 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

Everything is BRAND NEW in this stylishly RENOVATED bare land condo END UNIT townhouse nestled in the heart of Millrise! This turn-key two-storey home offers over 1,100 a single attached garage, undeveloped bsmt and a private backyard with concrete patio—perfect for first-time buyers, investors, or downsizers. The main floor features NEW luxury vinyl plank flooring, FRESH paint throughout (including resprayed ceilings), NEW baseboards, doors, and casings. The fully updated kitchen showcases NEW cabinetry, Subway tile backsplash, modern countertops, NEW stainless steel appliances, and a NEW sink and fixtures. The bright dining area flows into the spacious living room with direct access to the PRIVATE backyard. Central gas fireplace with a mantle. Upstairs, you’ll find two oversized bedrooms, including a primary with walk-in closet, plus an NEW full bathroom with NEW tile flooring, NEW vanity, NEW toilets, and lighting. 3rd bedroom can be added upon request at no charge to the buyer. 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 protected from the elements and 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 uni, 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!