

**29 Millrise Lane SW
Calgary, Alberta**

MLS # A2272961

\$339,000



Division:	Millrise	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,538 sq.ft.	Age: 1982 (44 yrs old)
Beds:	2	Baths: 3 full / 1 half
Garage:	Driveway, Single Garage Attached	
Lot Size:	-	
Lot Feat:	Back Yard, Cul-De-Sac, Garden	

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 762
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Storage		
Inclusions:	N/A		

Welcome to this charming corner-unit duplex in the heart of Millrise, prime location close to transit, shopping, parks and schools. This well managed complex offers peace of mind and a fantastic opportunity for investors or first-time buyers looking to add value. The home features 2 spacious bedrooms, 3/1 bath, and a bright functional layout with extra windows that fill the space with abundant natural light. Enjoy a cozy living room complete with a charming fireplace perfect for relaxing. Upstairs a versatile loft area offers the ideal spot for a home office, reading nook or additional living space. Situated on a desirable corner lot, this property also includes a private yard space perfect for unwinding or spending time outdoors. This home is awaiting your final touches as it is original, a rare find in such an incredible location, book your showing today!