

4C Millview Way SW
Calgary, Alberta

MLS # A2216447



\$379,900

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	592 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: None

OPEN HOUSE SATURDAY MAY 3RD 2PM-3:45PM Welcome to this bright and spacious bi-level townhouse in the heart of Millrise! Offering over 1,000 SQ FT OF DEVELOPED LIVING SPACE, this 2 BEDROOM, 1-bathroom home is perfect for first-time buyers, downsizers, or investors. Enjoy the convenience of a SINGLE ATTACHED GARAGE, a cozy gas fireplace, and carpet-free living with stylish laminate flooring throughout. The large private patio backs directly onto a green space and playground—ideal for kids, pets, or simply relaxing outdoors. Recent upgrades include bathroom and kitchen faucets, and the pet-friendly complex adds even more value. Located just minutes from the SHAWNESSY C-TRAIN STATION and all major amenities including Superstore, Landmark Cinemas, Starbucks, and Kinjo Sushi. This location allows easy access to Macleod Trail and Stoney Trail. All this for under \$380,000—don't miss out on this fantastic opportunity!