

**227 Millview Green SW  
Calgary, Alberta**

**MLS # A2225106**



**\$420,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Turnkey and ready to move in! Charming and updated with brand new carpet, vinyl flooring, paint and window coverings, this two-story townhome is perfect for the first-time buyers or investors seeking an affordable rental opportunity. Located in the family friendly community of Millrise offering a blend of comfort and convenience, the main level offers an open-concept with an abundance of natural light. The spacious living room features a cozy gas fireplace and sliding garden doors leading to the concrete patio. The well equipped kitchen has ample counter space with breakfast bar offering additional seating to the dining room. Upstairs you will find the generously scaled master bedroom with walk-in closet, 2 additional bedrooms and a 4 piece bathroom. The full basement is undeveloped with future space for a recreation room, gym, home office or play room. With a single attached garage and proximity to local amenities, this home is a must-see!