

**1336 154 Avenue SW
Calgary, Alberta**

MLS # A2236371



\$409,000

Division:	Millrise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 446
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers		

Inclusions: NONE

****OPEN HOUSE SUNDAY AUG 17 1030AM TO 1PM**** Welcome to your dream home, ideally located in the heart of Millrise! This gorgeous END-UNIT, 3-bedroom 1.5 Bath, 2-storey townhome is bursting with charm and modern updates that'll make you fall in love at first sight. Step inside to find brand-new luxury vinyl plank flooring that shines under the flood of natural light pouring in, creating a bright and spacious vibe you'll adore. The main floor is all about easy living: an open kitchen perfect for whipping up your favorite meals (complete with a sparkling new smart-stove!), a cozy living room with a corner fireplace to warm up those chilly Calgary nights and sliding doors that lead to a large south-facing patio—ideal for BBQs or soaking up the sun. Plus, there's a handy 2-piece powder room for guests (or quick touch-ups before heading out!). Upstairs, you'll find a roomy primary bedroom with a big walk-in closet with built-ins to store all your treasures, two more bedrooms for kids, guests, or a home office, and a 4-piece updated main bathroom that's perfect for busy mornings. The fully finished basement is a versatile flex space currently set up as a bedroom, complete additional storage and laundry to keep things neat and tidy. Whether you need a home gym, media room, or extra sleeping quarters, this space has you covered. This gem comes with a single attached garage to keep your car snow-free and there's room for one more on the driveway. This unit is part of an exceptionally well-run, pet-friendly complex with solid financials—so you can move in with peace of mind. Nestled in the beautiful Millrise community, you're just a short stroll from schools, playgrounds, and transit, making life as convenient as it is functional. This home shows like a dream and is ready for you to make it your own. Don't

wait—come see it and start imagining your next chapter here!