



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1336 154 Avenue SW  
Calgary, Alberta

MLS # A2236371



**\$419,900**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| 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

Welcome to your dream home, ideally located in the heart of Millrise! This gorgeous END-UNIT, 3-bedroom, 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!