

\$385,000 - 1308 154 Avenue Sw, Calgary

MLS® #A2092204

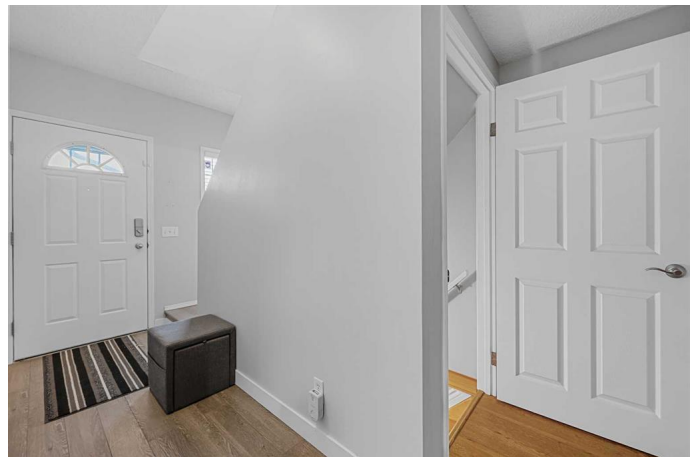
\$385,000

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.06 Acres

Millrise, Calgary, Alberta

Welcome to the perfect blend of modern living and spacious comfort in this modern END UNIT townhome! Ideal for first-time home buyers and savvy investors, this fully finished residence boasts an array of features designed to make your everyday life a true pleasure. As you step inside, you'll immediately be greeted by the bright and open concept living space that invites you to explore all the possibilities this home offers. With an abundance of natural sunlight pouring in from every angle, you'll find it easy to envision creating your own oasis or hosting friends and family with ease. The main floor of this residence showcases a U-shaped kitchen that not only provides ample counter and storage space but also effortlessly flows into the adjacent dining area. Whether you're preparing a meal or simply grabbing a quick bite, this kitchen is designed for convenience. The spacious living room is a highlight of this home, offering direct access to a rear SOUTH patio through sliding glass doors. Here, you'll find a semi-private outdoor space surrounded by massive trees and green space ensuring your moments of relaxation are shielded from the hustle and bustle of the outside world. On the upper floor, you'll discover a generously sized primary bedroom complete with a larger walk-in closet, providing ample storage for your wardrobe and personal items. The second bedroom was originally 2 bedrooms and the centre wall was removed which can easily be put back in. It is very spacious and



can easily accommodate your needs as 3 bedrooms up. A well-appointed 4-piece bathroom is conveniently situated on this floor, catering to the needs of the whole household. The fully finished basement is a versatile space that can be customized to suit your unique requirements. It features a recreation room for entertainment, a flex space that can be used as a home office or fitness space, a 3-piece bathroom for added convenience, plenty of storage and a laundry and utility room that simplifies your daily chores. Situated on a quiet street, this townhome is just moments away from a host of amenities. You'll be in close proximity to schools, parks, shopping centres, and recreational facilities, ensuring that every aspect of your lifestyle is easily catered to. Don't miss the opportunity to make this fantastic modern townhome your own. With the potential to easily convert to three bedrooms up, an abundance of natural light, and a location that combines modern life with convenience, it's an excellent choice for first-time homebuyers and investors alike. Schedule your viewing today and discover the perfect place to call home.

Built in 1994

Essential Information

MLS® #	A2092204
Price	\$385,000
Sold Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.06
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	1308 154 Avenue Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3E5

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 23rd, 2023
Days on Market	14
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office GRASSROOTS REALTY GROUP

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