

\$399,900 - 472 Millrise Drive Sw, Calgary

MLS® #A2129267

\$399,900

3 Bedroom, 2.00 Bathroom, 1,070 sqft
Residential on 0.06 Acres

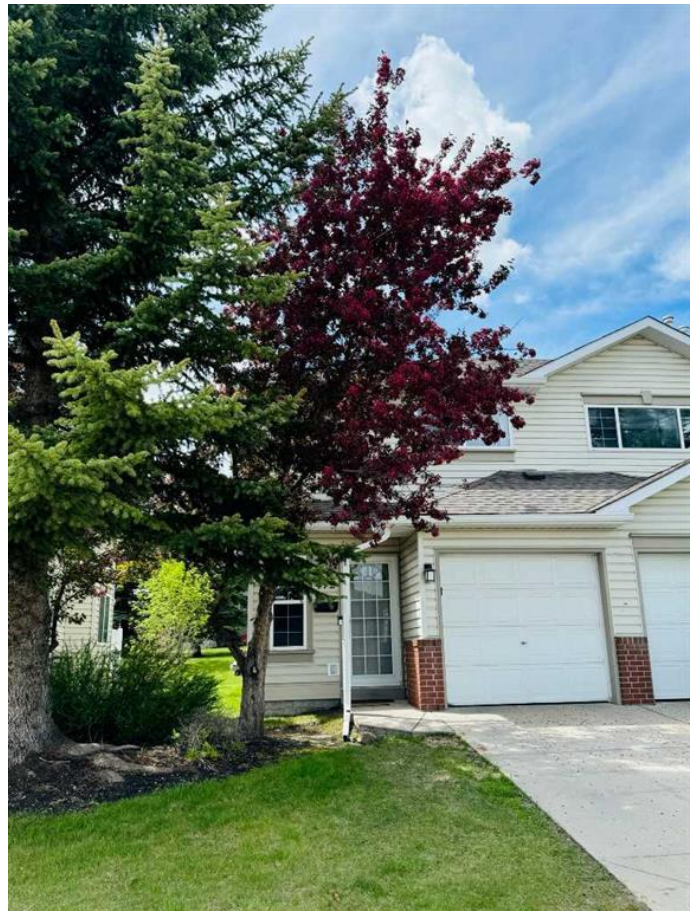
Millrise, Calgary, Alberta

Welcome to a very affordable 3 bedroom townhome located in the heart of one of the best communities in Calgary's Southwest. Whether you are a first time home buyer, a family with kids or a savvy investor - this property would be absolutely perfect for you! Please note the recent upgrades that have been done to the property that bring a ton of value to you: 1) LUXURY VINYL FLOORING throughout the main and the upper floor (including the stairs) - completed in 2023. 2) New HOT WATER TANK - installed in 2023. 3) New Samsung Washer and Dryer - purchased in 2023. 4) New LG Stove/Oven - purchased in April of 2024. 5) New fence at the back. Upstairs you will find 3 bedrooms and a full washroom, the main floor offers a kitchen, a spacious living room, half bath and access to a sunny patio. Please NOTE: your future home BACKS ONTO A NICE PARK WITH A PLAYGROUND - what a great place for kids to run around and have fun! The basement is unfinished and is awaiting your creative ideas!

Built in 1994

Essential Information

MLS® #	A2129267
Price	\$399,900
Sold Price	\$399,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,070
Acres	0.06
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	472 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3E6

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 29th, 2024
Days on Market	30
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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