

## 7 Millrose Place SW Calgary, Alberta

**MLS # A2264643**



# \$409,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise               |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 Level Split          |               |                   |
| <b>Size:</b>     | 1,362 sq.ft.           | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Landscaped             |               |                   |

|                    |                                                     |                   |          |
|--------------------|-----------------------------------------------------|-------------------|----------|
| <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> | \$ 445   |
| <b>Basement:</b>   | Full                                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame                                  | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |          |

**Inclusions:** n/a

?? Stylish Living in the Heart of Millrise ?? 7 Millrose Place SW, Calgary, AB T2Y 3J6 Step into a beautifully renovated three-story townhouse that blends modern upgrades with everyday comfort&mdash;all nestled in a walkable, transit-friendly neighborhood. ? What You'll Love Inside -Three spacious bedrooms, 2.5 bathrooms, and a convenient double attached garage - Bright south-facing living room with soaring vaulted ceilingsand a cheerful bay window - Recently renovated kitchen with fresh cabinetry and sleek stainless steel appliances - New flooring throughout, adding aclean and contemporary feel - All restrooms fully remodeled with stylish fixtures and finishes - Upper-level laundry and generous storage space,including a handy lower crawl space - Primary suite with walk-in closet and private 3-piece ensuite ??? Renovations That Matter - New shingles,resurfaced deck and balcony, and updated garage opener - Improved attic insulation for year-round energy efficiency - Pressure-treated front patioand refreshed driveway for lasting curb appeal ?? Location That Works for You - Walkable to the C-Train station, Shawnessy Shopping Centre,restaurants, and more - Quick access to Macleod Trail and Stoney Trail, connecting you to the rest of Calgary - Quiet, well-maintained complex with aneighborly feel and tidy landscaping Whether you're a first-time buyer or just craving a low-maintenance lifestyle, this move-in-ready gem blendsthoughtful renovations with unbeatable location perks.