



**DJ Golden**  
**REAL ESTATE**

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**1336 154 Avenue SW**  
**Calgary, Alberta**

**MLS # A2236371**



**\$409,000**

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

|                    |                                                      |                   |          |
|--------------------|------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                           | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                                          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt                                              | <b>Condo Fee:</b> | \$ 446   |
| <b>Basement:</b>   | Finished, Full                                       | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -        |
| <b>Features:</b>   | 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 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!