

12 Millrise Green SW
Calgary, Alberta
MLS # A2253003

\$370,000

Division:	Millrise		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Front Drive, Guest, Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Alarm - Contract until July 24, 2028 \$62.00 per month

PRICED TO SELL - check out this functional floorplan nestled in the Heart of Millgreen Village. The front attached garage and driveway provide parking for 2 vehicles. The main floor has a well laid out galley style kitchen ,a spacious dining room area, and open living room that walks out to the patio and greenspace. The upper level has 2 large bedrooms and a 4 piece bathroom. Large closets provide plenty of room for storage. The lower level is unfinished and ready for development. This unit has received some large updates over the years with newer windows, furnace , hot water tank, and carpet. There is plenty of potential waiting for your touches. ** interior photos to come at a later date.