

# \$419,900 - 16 Millrise Green Sw, Calgary

MLS® #A2252540

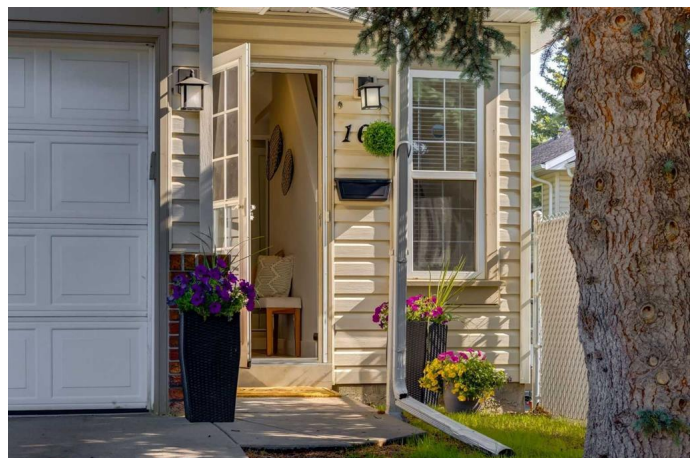
**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.04 Acres

Millrise, Calgary, Alberta

Professionally Renovated Throughout. ALL POLY B HAVE BEEN REPLACED . Nestled in the quiet cul-de-sac, in the sought-after SW community of Millrise, this home is surrounded by parks, and pathways while being minutes away from all amenities. Close walk to LRT station and near by Millrise plaza with its shops, dining, and services. This 2 storey end unit townhome offers the convenience of a bare land condo lifestyle with the space and features of the detached home. The attached garage provides secure parking for winter and an elongated driveway provides parking for the second vehicle . NEW Luxury Vinyl Plank flooring, NEW paint, Freshly resprayed stipple ceilings NEW baseboards, doors, casings and hardware. BRAND NEW KITCHEN showcases SHAKER STYLE cabinetry complemented with Subway TILE backsplash, butcher block countertops, NEW stainless steel SAMSUNG appliances, and a NEW sink and fixtures. The bright dining area flows into the spacious living room with direct access to the PRIVATE backyard. Corner gas fireplace with a mantle. Upgraded lightning. Upstairs, youâ€™ll find 2 oversized rooms, including a primary with walk-in closet, plus an NEW full bathroom with NEW tile flooring , NEW vanity, NEW toilets, and lighting. Brand new carpet throughout on the upper level adds warmth and comfort. Attached single garage, painted and drywalled adds convenience to your daily routine, ensuring your vehicle is secured plus providing additional storage.



Great schools around . Unfinished basement with laundry area and great development potential. Ask the our contractor and he will develop the bsmt for additional price. Hot water tank had been replaced in 2023 . New lighting and hardware throughout . NEW window coverings

Enjoy walking distance to schools, parks, and shopping. Transit is steps away, and the Fish Creek , LRT station is just 5 minutes from your door. Quick access to Macleod Trail, Stoney Trail, and Shawnessy shopping centre make this a top-notch location for commuters and families alike. Corner unit, you will enjoy extra privacy. This fully updated home offers unbeatable value and low-maintenance living in a prime SW community. Just move in and enjoy!

Built in 1994

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252540      |
| Price          | \$419,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,107         |
| Acres          | 0.04          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16 Millrise Green Sw |
| Subdivision | Millrise             |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Y 3E8 |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal, Visitor Parking                                               |
| Parking Spaces | 2                                                                                                      |
| Parking        | Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Insulated, Single Garage Attached |
| # of Garages   | 1                                                                                                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Vinyl Windows, Walk-In Closet(s)                                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas, Living Room, Mantle                                                                    |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard                                                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Treed, Underground Sprinklers, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 18                |
| Zoning         | M-CG d44          |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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