

3 Millrose Place SW Calgary, Alberta

MLS # A2212468



\$415,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,367 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | See Remarks | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 445 |
| Basement: | Crawl Space, Partial, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Storage | | |

Inclusions: NONE

Incredible value in this bright and spacious 3-level end-unit townhome with a double attached garage, ideally located just a 2-minute walk from the C-Train, shopping, schools, Fish Creek Park, and a golf course. This move-in-ready home features 3 bedrooms, 2.5 bathrooms, and stylish engineered hardwood flooring on both the main and second levels. The dramatic main floor offers soaring 12-foot cathedral ceilings, a cozy corner gas fireplace, and floor-to-ceiling south-facing windows that flood the space with natural light. The large kitchen includes ample cabinetry, a generous dining area, and access to a north-facing deck—perfect for unwinding in the shade or escaping the heat on hot summer days. Off the main entrance, a sunny south-facing deck offers the perfect spot to enjoy your morning coffee or afternoon sun. Upstairs, the primary suite boasts a walk-in closet and a beautifully upgraded ensuite with modern finishes, while two additional bedrooms, a full 4-piece bathroom, and convenient upper-level laundry complete the home. The double garage is spacious with room for two vehicles and extra storage, with additional space available in the large crawl space. Set in a well-managed, pet-friendly complex, this home is perfect for young professionals, families, or anyone looking for a turnkey property in a fantastic location. Quick possession available—don't miss this opportunity!