

# \$404,900 - 128 Millview Green Sw, Calgary

MLS® #A2237285

**\$404,900**

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.05 Acres

Millrise, Calgary, Alberta

PRICE REDUCED by \$15K!! Welcome to this BEAUTIFUL two-storey townhome (END UNIT) is perfect for first or second time buyers or investors seeking an affordable rental opportunity. LOW CONDO FEES!! This home is located in a quiet street at a very attractive location with no homes facing the front. It has one of the best landscaping in the area, and all exterior maintenance & landscaping is taken care of by condo board, talk about low maintenance living! TWO LARGE BEDROOMS w/ Walking closet+1.5 Bath!! This end unit shares only one common wall and has lots of windows letting in ton of sunlight throughout the home. It features open concept main floor with BEAUTIFUL HARDWOOD FLOORING and GAS FIREPLACE. Main floor consist of large living area, dining area, U shape kitchen, and half bath. Upstairs features two large bedrooms and 1 Full 4PC bath. Master Bedroom is a great size (17ft x ~12ft) with upgraded vinyl flooring. Both bedrooms have LARGE WALK-IN CLOSET. This home has lots to offer and yet it will provide the new owner with lots of opportunity to incorporate their own touch to make it their own. The unfinished lower level has the washer, dryer, utilities and is well positioned to be finished, perfect to have a home gym or additional storage. MAJOR FEATURES: \*\*NEW FURNACE (2024)\*\* , \*\*NEW WATER TANK (2024)\*\* , White cabinets in Kitchen, Upgraded stainless steel appliances, Upgraded light fixtures, good size CONCRETE PATIO w/



privacy fence in the backyard and more. Home is extremely well taken care of. This home has the single ATTACHED GARAGE and a DRIVEWAY to accommodate TWO PARKING SPACE and some storage. NO SMOKING HOME and owners had no pets in the home. Located close to schools, parks, pathways and public transportation. This is truly a perfect home! This home will not last long, so book your viewings today!

Built in 1999

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2237285      |
| Price          | \$404,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,186         |
| Acres          | 0.05          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 128 Millview Green Sw |
| Subdivision | Millrise              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y3W1                |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                  |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground                                                                                 |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding                                                                                       |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 41             |
| Zoning         | M-CG d44       |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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