

29 Millrise Lane SW
Calgary, Alberta

MLS # A2272961



\$349,000

Division:	Millrise		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,538 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Garden		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 762
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this charming corner-unit duplex in the heart of Millrise, prime location close to transit, shopping, parks and schools. This well managed complex offers peace of mind and a fantastic opportunity for investors or first-time buyers looking to add value. The home features 2 spacious bedrooms, 3/1 bath, and a bright functional layout with extra windows that fill the space with abundant natural light. Enjoy a cozy living room complete with a charming fireplace perfect for relaxing. Upstairs a versatile loft area offers the ideal spot for a home office, reading nook or additional living space. Situated on a desirable corner lot, this property also includes a private yard space perfect for unwinding or spending time outdoors. This home is awaiting your final touches as it is original, a rare find in such an incredible location, book your showing today!