

# \$449,900 - 16 Millrise Green Sw, Calgary

MLS® #A2234736

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.70 Acres

Millrise, Calgary, Alberta

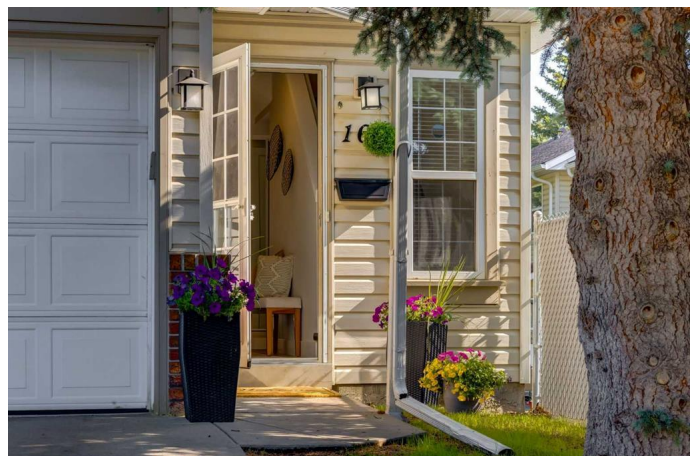
Open House Saturday 2:00- 4:30 pm .

Everything is BRAND NEW in this stylishly RENOVATED bare land condo end unit townhouse nestled in the heart of Millrise! This turn-key two-storey home offers over 1,100 sq ft of living space, a single attached garage, and a private backyard with concrete patio—perfect for first-time buyers, investors, or downsizers.

The main floor features NEW luxury vinyl plank flooring, FRESH paint throughout (including resprayed ceilings ), NEW baseboards, doors, and casings. The fully updated kitchen showcases NEW cabinetry, subway tile backsplash, modern countertops, NEW stainless steel appliances, and a NEW sink and fixtures. The bright dining area flows into the spacious living room with direct access to the PRIVATE backyard. Central gas fireplace with a mantle .

Upstairs, youâ€™ll find two oversized bedrooms, including a primary with walk-in closet, plus an NEW full bathroom with NEW tile flooring , NEW vanity, NEW toiletS , and lighting. NEW carpet throughout the upper level adds warmth and comfort. Attached single garage, painted and drywalled. adds convenience to your daily routine, ensuring your vehicle is protected from the elements and 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 uni, 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® #         | A2234736      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,107         |
| Acres          | 0.70          |
| 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        | Driveway, Garage Door Opener, Insulated, Single Garage Attached, Concrete Driveway |
| # 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), Greenbelt, Landscaped, Lawn, Private, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 9               |
| Zoning         | M-CG d44        |

## Listing Details

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

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