

**4C Millview Way SW**  
**Calgary, Alberta**

**MLS # A2216447**



**\$379,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** None

\*\*\*OPEN HOUSE SATURDAY MAY 10TH 2PM-4PM\*\*\* Welcome to this bright and spacious bi-level townhouse in the heart of Millrise! Offering over 1,000 SQ FT OF DEVELOPED LIVING SPACE, this 2 BEDROOM, 1-bathroom home is perfect for first-time buyers, downsizers, or investors. Enjoy the convenience of a SINGLE ATTACHED GARAGE, a cozy gas fireplace, and carpet-free living with stylish laminate flooring throughout. The large private patio backs directly onto a green space and playground—ideal for kids, pets, or simply relaxing outdoors. Recent upgrades include bathroom and kitchen faucets, and the pet-friendly complex adds even more value. Located just minutes from the SHAWNESSY C-TRAIN STATION and all major amenities including Superstore, Landmark Cinemas, Starbucks, and Kinjo Sushi. This location allows easy access to Macleod Trail and Stoney Trail. All this for under \$380,000—don't miss out on this fantastic opportunity!