3 Millrose Place SW
Calgary, Alberta

MLS # A2212468

$430,000

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		

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 5-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!