

# \$419,900 - 1336 154 Avenue Sw, Calgary

MLS® #A2236371

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.07 Acres

Millrise, Calgary, Alberta

Welcome to your dream home, ideally located in the heart of Millrise! This gorgeous END-UNIT, 3-bedroom, 2-storey townhome is bursting with charm and modern updates thatâ€™ll make you fall in love at first sight. Step inside to find brand-new luxury vinyl plank flooring that shines under the flood of natural light pouring in, creating a bright and spacious vibe youâ€™ll adore. The main floor is all about easy living: an open kitchen perfect for whipping up your favorite meals (complete with a sparkling new smart-stove!), a cozy living room with a corner fireplace to warm up those chilly Calgary nights and sliding doors that lead to a large south-facing patioâ€”ideal for BBQs or soaking up the sun. Plus, thereâ€™s a handy 2-piece powder room for guests (or quick touch-ups before heading out!). Upstairs, youâ€™ll find a roomy primary bedroom with a big walk-in closet with built-ins to store all your treasures, two more bedrooms for kids, guests, or a home office, and a 4-piece updated main bathroom thatâ€™s perfect for busy mornings. The fully finished basement is a versatile flex space currently set up as a bedroom, complete additional storage and laundry to keep things neat and tidy. Whether you need a home gym, media room, or extra sleeping quarters, this space has you covered. This gem comes with a single attached garage to keep your car snow-free and thereâ€™s room for one more on the driveway. This unit is part of an exceptionally well-run, pet-friendly complex with solid



financials”so you can move in with peace of mind. Nestled in the beautiful Millrise community, you”re just a short stroll from schools, playgrounds, and transit, making life as convenient as it is functional. This home shows like a dream and is ready for you to make it your own. Don”t wait”come see it and start imagining your next chapter here!

Built in 1994

**Essential Information**

MLS® #	A2236371
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1336 154 Avenue Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3E5

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Front Drive, Garage Door Opener, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	31
Zoning	M-CG d44

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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