

# \$409,000 - 1336 154 Avenue Sw, Calgary

MLS® #A2236371

**\$409,000**

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 1.5 Bath, 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          | \$409,000     |
| 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        | Garage Door Opener, Single Garage Attached, Front Drive |
| # 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        | Gas, Living Room, Mantle, Decorative                                                        |
| 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 | 68             |
| Zoning         | M-CG d44       |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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