

# \$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	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	74
Zoning	M-CG d44

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.