

\$649,900 - 95 Millrise Drive Sw, Calgary

MLS® #A2208624

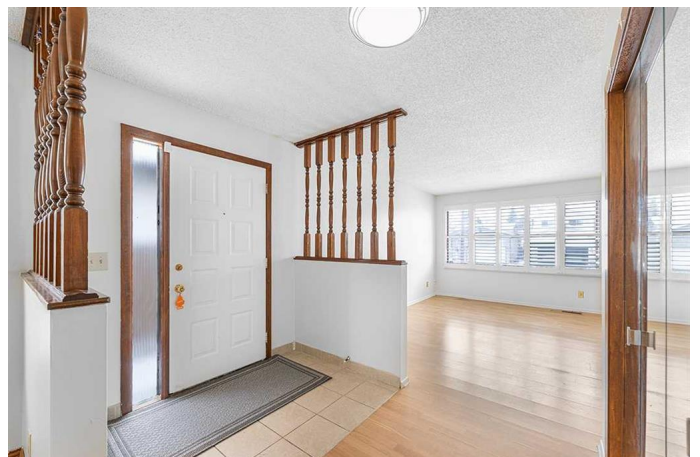
\$649,900

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

Rare find! This expansive 1,629 sq. ft. bungalow seamlessly blends space, functionality, and comfort. The main floor features a bright and inviting family room with a charming wood-burning fireplace, perfect for cozy evenings. The well-appointed kitchen offers ample cabinetry and counter space, flowing effortlessly into a formal dining room and a charming breakfast nook with direct access to the backyard—ideal for morning coffee or summer barbecues. The impressively large living room is designed to accommodate family gatherings with ease. Thoughtfully planned for privacy, the three spacious bedrooms are set apart from the common areas. Vinyl windows are in the three bedrooms. The south-facing master suite is a peaceful retreat, complete with a 4-piece ensuite, while the other two generously sized bedrooms share an updated 4-piece bathroom. The fully developed basement extends the living space, featuring an enormous recreation room, a versatile den (could be converted into a fourth bedroom by adding an egress window), a 4-piece bathroom, a storage room, and a combined utility/laundry room where the hot water tank was just replaced in 2024. Outside, the insulated front-attached double garage provides convenience and extra storage. Situated in a prime location, this home is just a short stroll from the LRT station, a community shopping strip, and the breathtaking Fish Creek Provincial Park. Offering endless



potential and an unbeatable setting, this property is a rare gemâ€”donâ€™t miss the opportunity to make it yours!

Built in 1981

Essential Information

MLS® #	A2208624
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,629
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	95 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Family Room, Mantle, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	27
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.