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

MLS® #A2208624

# \$649,900

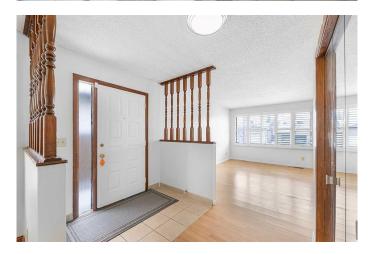
3 Bedroom, 3.00 Bathroom, 1,629 sqft Residential on 0.11 Acres

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 backyardâ€"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€"don'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

# of Fireplaces 2

Fireplaces Basement, Brick Facing, Family Room, Mantle, Gas Log

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Fireplace

Exterior Features Fire Pit

Lot Description Back Lane, Rectangular Lot

Yes

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 4th, 2025

Days on Market 26

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

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