

\$619,000 - 35 Millside Place Sw, Calgary

MLS® #A2243095

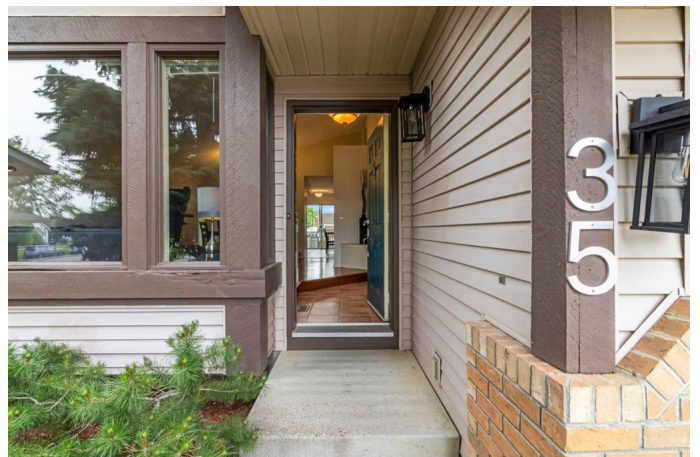
\$619,000

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.12 Acres

Millrise, Calgary, Alberta

****\$31,000 REDUCTION FROM ORIGINAL LIST PRICE**** Welcome to this beautifully maintained 1,636 sq ft two-storey split home with an additional 783 sq ft of developed basement space, nestled in a quiet cul-de-sac in the desirable community of Millrise. From the moment you arrive, you'll appreciate the mature trees, low-maintenance landscaping, and inviting curb appeal. Step inside to discover a bright, open-concept main floor featuring stunning vaulted ceilings and gleaming hardwood floors. The spacious layout includes a sun-filled living room, cozy family room, formal dining area, and a generous kitchen—perfect for entertaining or family gatherings. Main floor laundry and convenient powder room adds convenience to everyday living. Upstairs, you'll find three well-sized bedrooms and two fully renovated bathrooms. The primary retreat offers a walk-in closet and a gorgeous 4-piece ensuite with a large walk-in shower. The fully developed basement provides additional space for recreation, hobbies, or future customization to suit your needs. Enjoy the outdoors on your large south-facing deck surrounded by mature trees on a 5,102 sq ft lot—ideal for relaxing summer evenings with family and friends. And, conveniently located across the alley from a playground — perfect for families with small children. The oversized 18'3" x 20'1" front-attached garage provides ample space for vehicles and storage. Millrise is a vibrant, family-oriented community with excellent



schools, playgrounds, and proximity to Fish Creek Park. Enjoy nearby amenities such as shopping, restaurants, recreation centres, and easy access to public transit and major roadways for convenient commuting. Don't miss the opportunity to make this warm and welcoming home yours!

Built in 1987

Essential Information

MLS® #	A2243095
Price	\$619,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	35 Millside Place Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2R6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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