

# \$549,900 - 39 Millside Road Sw, Calgary

MLS® #A2259689

## \$549,900

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.12 Acres

Millrise, Calgary, Alberta

This well-kept 1,550 sq. ft. two-story is the perfect fit for a first-time homebuyer or investor. The main floor offers a formal living and dining room, a functional kitchen with loads of counter space, and a bright breakfast nook. Youâ€™ll love the family room with a cozy gas fireplace, plus the convenience of main floor laundry, mudroom, and a two-piece bath. Upstairs are three bedrooms, including a primary with its own ensuite and a full family bath. With air conditioning, an updated furnace, and a newer roof, the big updates are already done. The basement is undevelopedâ€”a blank canvas to add value or customize to your needs. Outside, enjoy a large south-facing yard with a sunny deck and retractable awning, back lane access, and a fenced area thatâ€™s ideal for pets. Located steps from shopping, transit, and everyday amenities, this home is a smart choice for anyone looking to get into the market or add to their portfolio. Super clean, impeccably maintained - pride of ownership is 10/10.

Built in 1987

## Essential Information

MLS® #	A2259689
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,553
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	39 Millside Road Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2P9

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 27th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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