

\$649,990 - 119 Millside Drive Sw, Calgary

MLS® #A2196649

\$649,990

3 Bedroom, 2.00 Bathroom, 1,261 sqft
Residential on 0.11 Acres

Millrise, Calgary, Alberta

**** PRIDE OF OWNERSHIP **** |
EXTENSIVELY RENOVATED THROUGHOUT
& IMMACULATE | EXUDES CLASS &
COMFORT | BEAUTIFUL CURB APPEAL |
GORGEOUS LANDSCAPING W/ NEW
IRRIGATION SYSTEM (2024)+ LARGE SW
FACING PATIO & YARD | QUIET LOCATION
| SINGLE REAR OVERSIZED DETACHED
GARAGE | Welcome to your very WELL
LOVED 4-LEVEL SPLIT HOME located on a
low traffic & VERY PRETTY street in the
family-friendly community of Millrise. As you
walk up to your new home, you can't help but
feel a SERENE, TRANQUIL & INVITING
setting making it a dream come true for the
discerning buyer. Poised to capture the heart
of any entertainer from the moment you enter,
you will be drawn in by the WARM
WELCOMING, and well-designed social
spaces starting w/ your OPEN living & dining
areas. Make your way to your NEWLY
UPDATED kitchen where casual dinners or
elaborate meals come to life in your
STUNNING + VERY BRIGHT DREAM
KITCHEN - complete w/ NEW WHIRLPOOL
appliances, TOUCHLESS faucet,
UNDERMOUNT lighting, loads of countertop
space & cabinetry -- complete with an
additional built-in BREAKFAST BAR area with
convenient side exit to your beautiful PRIVATE
OUTDOOR OASIS. The aprÃ's dinner
socializing continues w/ playing games or
watching your favorite Netflix series in your
LARGE lower level FAMILY/REC ROOM in



front of your cozy gas fireplace complete with a 3-piece bath and dedicated laundry area w/ shelving --- very functional lower level living design!! Retreat at the end of the night to the CALMING OASIS of the top floor primary bedroom, enjoy a warm bubble bath or hot shower in your ENVIABLE UPDATED spa-like 4-pc bath FEATURING a MAKE-UP VANITY and HEATED FLOORING. TWO additional good sized bedrooms complete your top floor. The IDEAL LAYOUT TO FIT ANY LIFESTYLE!! NEW & UPDATED FEATURES INCLUDE: A/C, IRRIGATION SYSTEM (2024), PHANTOM SCREENS, POT LIGHTS, FURNACE (2017), ROOF (2022), GARAGE DOOR (2022), APPLIANCES (2022), WINDOW COVERINGS (HUNTER DOUGLAS), PAINT, FLOORING, WINDOWS (2019), SIDEWALKS (2021), etc.... Enjoy entertaining friends & family from your beautifully landscaped private SW facing outdoor oasis complete with large patio area ++ grass for your furry friends!! Your OVERSIZED single garage comes w/ extra shelving! Millrise is appreciated for its accessibility, featuring a variety of amenities including schools, parks, and shopping areas-- nearby Shawnessy Shopping Centre. The community also benefits from EXCELLENT TRANSPORTATION links including the Fish Creek-Lacombe LRT station, which provides residents with quick and efficient access to downtown Calgary & other areas of City. Additionally, Millrise is adjacent to FISH CREEK Provincial Park, granting residents easy access to one of the LARGEST URBAN PARKS IN CANADA-- ideal for outdoor recreation & relaxation! This makes Millrise a sought-after location for those who value convenience and quality of life in a PEACEFUL neighborhood setting. You will LOVE this JEWEL of a HOME!

Built in 1986

Essential Information

MLS® #	A2196649
Price	\$649,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	119 Millside Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2R3

Amenities

Parking Spaces	1
Parking	Alley Access, Rear Drive, Single Garage Detached, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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