

# \$699,900 - 395 Millrise Drive Sw, Calgary

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MLS® #A2212098

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

Open House Sat Apr 19 1-3p.m & Sunday Apr 20 11-1p.m!! Welcome to your beautifully renovated, move-in-ready home in the sought-after community of Millrise!

This 4-bedroom, 2.5-bathroom gem has been thoughtfully updated from top to bottom. Step into the bright, open-concept living and dining area with soaring vaulted ceilings and a large west-facing window that floods the space with natural light.

The fully redesigned kitchen features striking black cabinetry, a quartz island with sleek range hood, and direct access to the expansive backyard through brand new triple sliding doors. Enjoy the freshly redone deck, new railings, and brand new fence—perfect for entertaining or relaxing outdoors.

Cozy up in the sunken family room with a charming wood-burning fireplace. A spacious mudroom off the garage and a stylish 2-piece bath add function and flair.

Upstairs, the spacious primary bedroom



boasts a feature wall, and ample closet space. Youâ€™ll also find two additional bedrooms, a linen closet, and a stunning full bath with double vanity, custom tile work, and stacked laundry for added convenience.

The finished basement includes a spacious rec room, a 4th bedroom, and another renovated 3-piece bathroom with a walk-in showerâ€”perfect for guests or added living space.

Located steps from transit and close to schools, shopping, and parksâ€”this is the perfect turnkey home in one of Calgaryâ€™s most established neighborhoods. Itâ€™s everything you needâ€”fully done, ready to go.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212098    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,530       |
| Acres          | 0.11        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 395 Millrise Drive Sw |
| Subdivision | Millrise              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 2C7               |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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