

# \$649,900 - 391 Millrise Drive Sw, Calgary

MLS® #A2197871

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

This outstanding home is super clean, offers a total of four bedrooms and has many upgrades! You will love the wide open floor plan with vaulted ceilings above the Living and Dining areas. Recent upgrades include VINYL WINDOWS THROUGHOUT about six years ago, a SIGNIFICANTLY RENOVATED KITCHEN with painted cabinets, new door hardware, granite countertops, updated backsplash, stainless steel oven, dishwasher, microwave hood fan and stylish cork floors! ALL THREE BATHROOMS HAVE ALSO HAD AMAZING RENOVATIONS and fit in perfectly with today's styles! You'll also appreciate the EXTERIOR IMPROVEMENTS which include a NEWER FENCE and an EXTENSIVE Poured CONCRETE PATIO with a GORGEOUS PERGOLA for privacy! The perfect yard for summer entertaining! This has been an amazing family home that has been enjoyed for more than 30 years and has an amazing open layout. It is within walking distance to Our Lady of Peace school and the local park, plus its within walking/driving distance to two C Train stations, a ton of shopping as well as Fish Creek Park! Move in ready and it gleams pride of ownership!!

Built in 1989

## Essential Information

MLS® #                   A2197871

Price                     \$649,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	391 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2C7

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Starter, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, See Remarks, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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