

# \$684,900 - 395 Millrise Drive Sw, Calgary

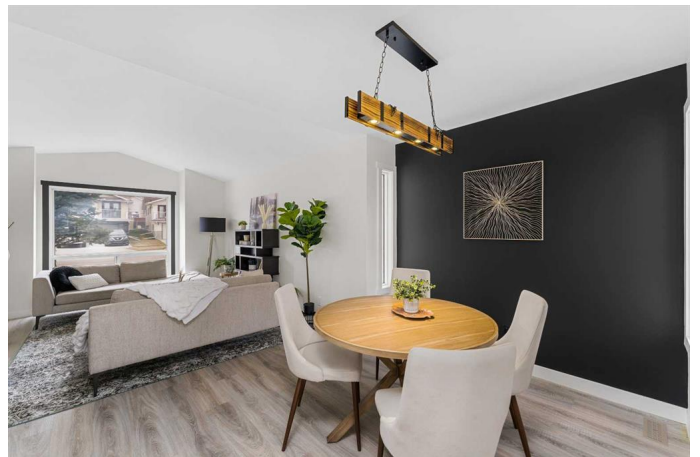
MLS® #A2227568

## \$684,900

4 Bedroom, 3.00 Bathroom, 1,530 sqft  
Residential on 0.11 Acres

Millrise, Calgary, Alberta

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. You'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 with brand NEW carpet throughout, a 4th bedroom, and another renovated 3-piece bathroom with a walk-in shower—perfect for guests or added living space. Located steps from transit and close to schools, shopping, and parks—this is the perfect turnkey home in one of Calgary's most established neighborhoods. It's everything you



needâ€™fully done, ready to go!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227568    |
| Price          | \$684,900   |
| 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 | 4  |
| Parking        | Additional Parking, Double Garage Attached |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, 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 | Fire Pit, Private Yard           |
| Lot Description   | Back Yard, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 34             |
| Zoning         | R-CG           |

## Listing Details

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

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