

**71 Millrise Square SW
Calgary, Alberta**

MLS # A2278639



\$699,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

A solid, move-in-ready home with generous space and recent upgrades, ideally located across from a green park. The open front exposure offers pleasant park views and ample street parking, making it convenient for both everyday living and hosting guests. Set within a quiet, family-friendly neighbourhood. This home offers approximately 2,000 sq. ft. of above-grade living space, with a fully developed basement currently used as a dayhome, providing flexibility for future owners. Inside, the main floor features a spacious dining area that comfortably accommodates large gatherings, along with a bright, rectangular living room that allows for flexible furniture arrangements. The kitchen was fully renovated in 2019, featuring modern cabinetry, granite countertops, and an oversized central island offering generous prep space and storage. Upstairs, the primary bedroom includes a 4-piece ensuite and walk-in closet, while two additional well-sized bedrooms share a full bathroom. A south-facing family room adds extra living space filled with natural light, ideal for family use or a home office. The developed basement includes a large multipurpose recreation area with ample storage. The backyard features a fire pit, a large deck, ample space, and recent improvements, offering flexibility for outdoor living and future use. The home is also energy-efficient, featuring 8 owned solar panels that help reduce monthly electricity costs and support long-term sustainability. Significant upgrades over recent years offer peace of mind and long-term value, including: Carpets (2016), Fully renovated kitchen(2019), main floor luxury vinyl plank flooring(2019), updated all bathrooms with granite countertops (2019); High-efficiency furnace (2020); Class4 impact-resistant roof (2022); Refrigerator (2022); washer (2024); Solar panels (2024); Extensive backyard improvements and interior

repaint (2025). Approximately \$100,000 in upgrades have already been completed, saving future owners both time and cost. Conveniently located within a 7 minutes drive to Shawnessy C-Train Station, Superstore, Walmart, YMCA, Landmark Cinemas, and other amenities. Book your private showing today !