

**15029 5 Street SW
Calgary, Alberta**

MLS # A2280413



\$522,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,204 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Sloped Down, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Chandelier, High Ceilings, No Smoking Home, Wired for Sound, Wood Counters		

Inclusions: Bidets (ALL), Black wall mounted shelves x2 (Garage), Floating Shelves (ALL), TV Wall Mounts, Scones (ALL), Pergola, Round Mirror in Primary Closet, Rustic Mounting Board, Speaker System, Subwoofer and Receiver (Basement), Telus Alarm Components - ALL (No Contract)

Welcome to this thoughtfully updated detached two-storey home in the heart of Millrise, a community loved for its walkability, parks, schools, and strong sense of neighbourhood connection. Offering 3 bedrooms, 2.5 bathrooms, and a fully finished lower level, this home is perfectly suited for growing families or those looking for space to live, gather, and make memories. The main floor welcomes you with a bright and spacious living room that flows effortlessly into the kitchen and dining area, ideal for everyday family life and hosting loved ones. A convenient 2-piece bathroom completes this level, while the dining room opens onto the back deck, creating an easy transition to outdoor living and relaxed summer evenings. Upstairs, you'll find three well-sized bedrooms and a full bathroom, offering a comfortable and functional layout for family living. The lower level provides a generous recreation room and flex space as well as an additional bathroom, perfect for movie nights, a kids' play space, or a teen retreat. The backyard is designed for connection, featuring a pergola, bench seating, ideal for weekend barbecues and gatherings, along with a double detached garage and ample street parking. This home is ideally located close to grocery stores, pet shops, veterinary clinics, family-friendly restaurants, pubs, coffee shops and so much more. With two nearby C-Train stations, access to public schools with French programs, multiple parks and playgrounds, and close proximity to Fish Creek Park with walking and biking paths. This is a home where families can truly settle in and grow.