



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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271 Millrise Drive SW
Calgary, Alberta

MLS # A2233396



\$630,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows

Inclusions: murphy bed in basement, bookshelf in livingroom

Welcome to 271 Millrise Drive—an updated, move-in ready 2-storey home offering a great blend of space, comfort, and convenience in one of Calgary's most connected neighbourhoods. With 1,511 square feet above grade and a finished basement, there's room for everyone. As you step inside, you're welcomed by hardwood floors, fresh finishes, and two separate living spaces on the main floor—each with its own gas fireplace. Whether you want a cozy space to unwind or a spot to host guests, you've got options. The kitchen is open and functional, featuring stainless steel appliances, a gas range, and plenty of prep space. It connects seamlessly to the dining area, with easy access to a south-facing backyard that gets all-day sun. Step out onto the raised deck—perfect for summer BBQs, morning coffee, or watching the kids play. Upstairs, you'll find three spacious bedrooms, including a large primary suite with room for a king-sized bed and great natural light. A Bathroom large enough for everyone has been fully renovated and include heated tile floors—adding everyday comfort you'll appreciate year-round. The finished basement offers even more flexibility. Use it as a home gym, media room, playroom, or guest space with its own Fully Renovated Bathroom—whatever works for your lifestyle. There's also a newer high-efficiency furnace and hot water tank, so you can move in with confidence. Outside, the south-facing yard offers the perfect balance of green space and privacy. Mature trees, a well-kept lawn, and space to garden or entertain make this yard truly enjoyable. Location matters—and this home delivers. You're just minutes from the CTrain, Macleod Trail, and Stoney Trail, making commutes simple. Shawnessy Shopping Centre, the YMCA, and beautiful Fish

Creek Park are all nearby, giving you access to everything from groceries and fitness to schools and trails. If you’re looking for a home that’s been cared for, upgraded, and sits in a location that truly works for everyday life—this might be the one.