

# \$639,900 - 271 Millrise Drive Sw, Calgary

MLS® #A2233396

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.13 Acres

Millrise, Calgary, Alberta

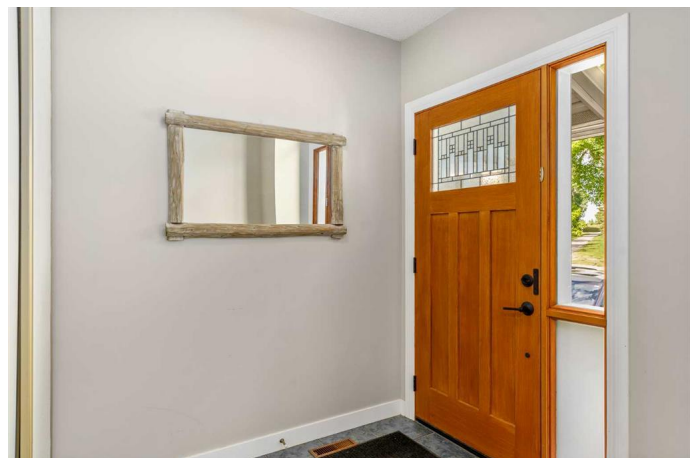
Welcome to 271 Millrise Drive—an updated, move-in ready 2-storey home offering a great blend of space, comfort, and convenience in one of Calgary’s most connected neighbourhoods.

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 Bathroomâ€”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 mattersâ€”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 youâ€™re looking for a home thatâ€™s been cared for, upgraded, and sits in a location that truly works for everyday lifeâ€”this might be the one.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233396    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 271 Millrise Drive Sw |
| Subdivision | Millrise              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 2S6               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Brick Facing, Dining Room, Family Room, Gas, Living Room, Three-Sided   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame              |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      Real Broker

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