

\$699,000 - 40 Millrise Drive Sw, Calgary

MLS® #A2255723

\$699,000

5 Bedroom, 3.00 Bathroom, 1,565 sqft
Residential on 0.11 Acres

Millrise, Calgary, Alberta

Welcome to this massive big house with over 2,600 sq ft of finished living space. This home offers a total of 5 bedrooms and 3 full bathrooms, with 3 bedrooms and 2 bathrooms on the main level, and 2 bedrooms and 1 bathroom on the basement level, along with a separate laundry space for the basement. The basement features an illegal suite, making this property perfect for a growing family, investors, or multi-generational living.

The main floor features a bright living room with abundant natural sunlight and front balcony access, perfect for enjoying your morning coffee or evening relaxation. A full kitchen with ample counter space and storage, a formal dining room, and a sunny breakfast nook provide plenty of space for family life. The very large master bedroom includes dual closets and a 4-piece ensuite with room for a jetted tub. Two additional bedrooms and a complete full bathroom complete this level. Hardwood flooring runs throughout the main floor and staircase.

The ground level is a true walkout with a family room featuring a tile-faced fireplace, two good-sized bedrooms, a full bathroom, a dedicated laundry room, and direct access to the oversized double garage. There is also an oversized rear parking pad that accommodates multiple vehicles, an RV, or a boat.



Conveniently located within walking distance to a C-Train station, schools, daycares, gyms, grocery stores, shopping, and other amenities. Quick possession available.

Built in 1988

Essential Information

MLS® #	A2255723
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,565
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2C6

Amenities

Parking Spaces	7
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Parking Pad, RV Access/Parking, Additional Parking, Boat, Front Drive, Gravel Driveway, Multiple Driveways, Unpaved
# of Garages	2

Interior

Interior Features	Bidet, Chandelier, Closet Organizers, High Ceilings, Kitchen Island,
-------------------	--

	Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Range, Gas Range, Oven, Refrigerator, Washer
Heating	Natural Gas, Ceiling
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Garden, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office	GoTopLevel
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.