# \$699,000 - 173 Millview Square Sw, Calgary

MLS® #A2213899

# \$699,000

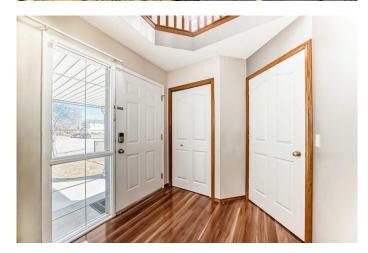
3 Bedroom, 3.00 Bathroom, 1,826 sqft Residential on 0.09 Acres

Millrise, Calgary, Alberta

Welcome to this beautifully upgraded home in the heart of Millrise â€" a peaceful, family-friendly community surrounded by green spaces and walking paths. Step inside to a spacious foyer with double coat closets, leading up to a bright, open living room filled with natural light and overlooking the deck and landscaped backyard. The property offers direct access to a side walking/biking path â€" perfect for an active lifestyle. The kitchen features stainless steel appliances, a walk-in pantry, and flows into a sunny dining area. Upstairs offers three generous bedrooms, including a primary suite with a walk-through closet and spa-like ensuite with a deep soaker tub, The upper-level family room adds even more flexibility for your lifestyle, while the fully finished lower level offers a large rec room and generous storage. Ideally located just minutes from top-rated schools, parks, shopping, and transit â€" and right across the street from a playground and open field where kids can enjoy soccer and outdoor fun. With a perfect blend of comfort, space, and location, this home truly has it all â€" book your private showing today!







Built in 1999

# **Essential Information**

MLS® # A2213899 Price \$699,000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,826

Acres 0.09

Year Built 1999

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 173 Millview Square Sw

Subdivision Millrise

City Calgary

County Calgary

Province Alberta

Postal Code T2Y 3Y5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 25th, 2025

Days on Market 11

Zoning R-CG

# **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.