

# \$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 – 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 – 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 – 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 – 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.
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