



**53 Millrise Lane SW**  
**Calgary, Alberta**

**MLS # A2293627**



**\$389,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Back Lane, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 748
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	n/a		

Spacious, bright, and beautifully maintained, this end-unit duplex in the desirable Millrise community offers over 1,450 sq ft of developed living space and a functional, family-friendly layout. The main floor features a welcoming living room with vaulted ceilings and a striking stone fireplace, creating an open and airy feel. A formal dining area overlooks the living space&mdash;perfect for entertaining&mdash;while the spacious kitchen includes a cozy breakfast nook ideal for everyday living. New carpets add a fresh touch, and new windows will be installed in the coming weeks for added comfort and efficiency. Upstairs, you&rsquo;ll find three generously sized bedrooms&mdash;an uncommon and highly sought-after feature in duplex living. The primary bedroom includes a full ensuite, offering privacy and convenience, while the additional bedrooms provide flexibility for family, guests, or a home office. Enjoy outdoor living in the private, fully fenced backyard complete with a deck&mdash;perfect for relaxing, entertaining, or taking in peaceful views. Additional highlights include updated bathrooms and a large single attached garage (24&rsquo;) with ample space for an SUV or full-size truck. Ideally located close to shopping, restaurants, schools, parks, and public transit, this home combines comfort, style, and convenience in one of the area&rsquo;s most established communities. Don&rsquo;t miss this fantastic opportunity&mdash;book your private showing today! (minimum 24-hour notice required)