



GRASSROOTS
REALTY GROUP

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48 Millview Way SW
Calgary, Alberta

MLS # A2328329



\$699,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Private, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage

Inclusions: N/A

Step inside to this spacious and well-maintained home in the highly sought-after community of Millrise, offering over 1,708 sq. ft. above grade. Featuring 3 bedrooms and 2.5 bathrooms upstairs, plus an illegal basement suite complete with 1 bedroom, 1 full bathroom, and its own living space, this home is ideal for multi-generational living or those looking for a mortgage helper. Recent updates include new flooring and fresh paint, creating a bright, move-in-ready feel while still leaving room for you to add your own style and personal touches. A double attached garage and functional layout provide the the space and practicality your family needs. Perfectly situated in one of SW's Calgary's most established communities, you'll love being just minutes from Fish Creek Provincial Park, Millrise Park, and the extensive pathways that make this neighbourhood so popular with walkers, runners, cyclists, and families. Shopping and everyday conveniences are close by at Millrise Station, Shawnessy Shopping Centre, and Southcentre Mall, with grocery stores, restaurants, caf  s, fitness centres, and entertainment all within easy reach. Commuting is a breeze with quick access to Fish Creek–Lacombe CTrain Station, Macleod Trail, and Stoney Trail. Families will appreciate the excellent selection of nearby schools, including Our Lady of Peace School, Janet Johnstone School, Samuel W. Shaw School, and Centennial High School. Whether you're a growing family, an investor, or simply looking for a home with flexibility and future potential, this is an exceptional opportunity in a location that truly has it all.