



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1132 Millcrest Rise SW
Calgary, Alberta

MLS # A2328842



\$569,888

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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It's rare to find a home in the heart of Millrise offering a 2-bedroom illegal basement suite—an exceptional opportunity for additional rental income, a mortgage helper, or multi-generational living. This spacious and versatile home features a fantastic layout, 3 bedrooms upstairs, a fully finished basement, and a 22' x 22' double detached garage, making it an outstanding choice for families and investors alike. The bright and welcoming main floor showcases beautiful oak hardwood flooring installed in recent years, creating warmth and timeless appeal throughout. The well-designed kitchen is equipped with stainless steel appliances, abundant cabinetry, and generous counter space, making it perfect for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms and a full bathroom, providing comfortable accommodation for the whole family. Downstairs, the fully finished basement offers a rare 2-bedroom illegal suite complete with its own kitchen, full bathroom, and living area, providing exceptional flexibility for extended family, adult children, or rental income. Step outside to enjoy the private backyard with a large deck, an ideal space for summer BBQs, relaxing, or entertaining guests. The yard is fully landscaped and fenced, while the oversized 22' x 22' double detached garage offers ample room for vehicles, storage, and hobbies. Located on a quiet street in the highly desirable community of Millrise, this home is just steps from a neighborhood park and within walking distance of Our Lady of Peace School. Enjoy unbeatable convenience with Shawnessy C-Train Station, Superstore, Walmart, YMCA, Landmark Cinemas, restaurants, shopping, and a wide range of everyday amenities just minutes away. Whether you're looking for a spacious family home, a property with excellent income potential, or a flexible multi-generational living solution, this home

offers exceptional value in one of southwest Calgary's most convenient communities. Opportunities like this are rare—don't miss your chance to own this exceptional Millrise home!