



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

83 Millrise Crescent SW
Calgary, Alberta

MLS # A2336993



\$539,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Ring' Door Bell

**** OPEN HOUSE Saturday Oct 17th: 12pm - 4pm**** **NEED 3 BEDROOMS? YOU'VE GOT THEM.** The upstairs loft converts easily to a full third bedroom — and the basement flex room makes a fourth sleeping space or office. Don't let the bedroom count filter fool you: this lovingly maintained two-storey on a quiet Millrise crescent lives much bigger than its label. And the big-ticket items are already done. Every window has been replaced with triple-pane glass, both bathrooms were completely renovated in 2025 (\$20,000), new luxury vinyl plank runs up the stairs and through the upper level (2025), and there's a brand-new hot water tank (2026). Here's what truly sets this home apart: a professional EnerGuide evaluation rated it as efficient as a typical brand-new house — rare for a 1988 build. Since then, the attic insulation was upgraded to R50 through the Canada Greener Homes program, making it even better today. Combined with the triple-pane windows and 97% high-efficiency furnace, average utilities run just 250–350/month, with full energy documentation available. The main floor offers a formal living room with a bright bay window, formal dining area, kitchen with centre island and plenty of counter space, and a cozy family room anchored by a wood-burning fireplace (chimney cleaned and serviced 2025). Upstairs: two generous bedrooms with new fan/light fixtures plus that versatile loft — home office today, third bedroom whenever you need it. The 4-piece cheater ensuite opens directly to the primary through a pocket door, with a second hall entry — private when you want it, practical when you have company. The fully renovated bathrooms feel brand new. The developed basement adds the flex room, rec room, and ample storage. Outside is where this property truly stands out: a private corner lot with no sidewalks to shovel, framed by

mature trees where unusual songbirds are a regular sight. Morning sun pours onto the deck — perfect for that first coffee — and automatic dusk-to-dawn lighting keeps it glowing after sunset. Exterior refreshed in 2021 with Hardie board siding and wider eaves troughs; shingles 2015, fence 2016. Plus the custom-built shed with walkthrough doors — workshop, potting studio, or ultimate hobby hideaway. Minutes to Fish Creek Park, walking distance to schools, parks, shopping, and restaurants, with quick access to the LRT. Flexible, efficient, documented, and move-in ready — this one is a must-see!