



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

63 Millpark Road SW
Calgary, Alberta

MLS # A2345699



\$635,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,008 sq.ft.	Age:	1986 (40 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: Fridge, Stove (BSMT)

Discover over 2,000 sq. ft. of beautifully updated living space in this thoughtfully renovated home in the established community of Millrise SW. Offering exceptional flexibility for multi generational living or added income potential with an illegal basement suite, this property combines style, function, and versatility. The main level has been extensively refreshed with new flooring, fresh paint, updated trim, interior doors, closet doors, and contemporary lighting throughout. The redesigned kitchen is a standout feature, showcasing modern cabinetry, quartz countertops, and a spacious dining area that's perfect for family dinners, entertaining, or everyday living. The primary bedroom features a private ensuite complete with double vanities and a relaxing soaker tub, while the renovated 3 piece main bathroom adds both convenience and modern appeal. Outside, the freshly painted exterior offers impressive curb appeal, and the attached double garage provides parking for two vehicles plus additional storage. The expansive backyard is designed for summer enjoyment, with a large deck and patio creating the ideal setting for BBQs, gatherings, and outdoor relaxation. Located close to shopping, transit, parks, schools, and local amenities, this move in ready home offers outstanding value in one of Southwest Calgary's most established neighborhoods. Book your private showing today.