

# \$574,900 - 28 Millrise Close Sw, Calgary

MLS® #A2256408

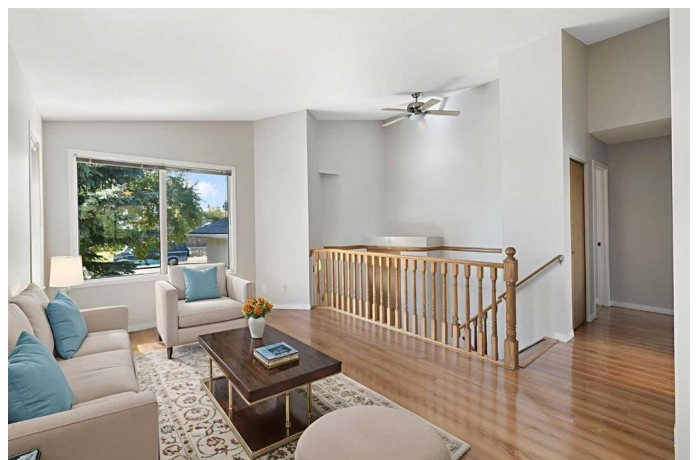
**\$574,900**

5 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.10 Acres

Millrise, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated 5 bedroom, 3 full 4-piece bathroom bi-level home in the heart of Millrise. Nestled on a quiet, family-friendly street, this property greets you with great curb appeal, featuring a stucco and brick-accented exterior and an oversized double attached garage. Inside, the open-concept design offers a bright and welcoming great room with vaulted ceilings, laminate floors, and an adjoining dining area – an ideal space for family living and entertaining. The kitchen is equipped with new Samsung stainless steel appliances (2025), ceramic tile flooring, and a sunny breakfast nook that opens directly to the covered deck – perfect for morning coffee or evening BBQs. The primary suite easily fits a king bed and includes a 4-piece ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom complete the main level. The fully developed lower level features a generous family room with a cozy wood-burning fireplace, two more bedrooms, a full 4-piece bathroom, and a laundry area. KEY UPDATES provide peace of mind and modern comfort. NOTE: POLY-B PLUMBING REPLACED with PEX (2025 - \$10,000 Value), new faucets, most lighting fixtures, high-efficiency furnace (2025, with Nest thermostat), hot water tank (2018), asphalt shingles (2016), professionally painted interior (2025), refreshed exterior painting of trim, deck, fencing, and doors (2024/5). Large windows throughout ensure abundant natural



light, creating a warm and inviting atmosphere in every room. The fenced backyard is nicely landscaped. Located close to schools, shopping, transit, and just a short drive to Fish Creek Park, C-Train access, medical, dental, and major amenities along Macleod Trail, Shawnessy & Southcentre. This home combines comfort, convenience, and pride of ownership is evident in this lovely non-smoking family home.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256408    |
| Price          | \$574,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,129       |
| Acres          | 0.10        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 28 Millrise Close Sw |
| Subdivision | Millrise             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 2T3              |

**Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings                            |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Brick Facing, Family Room, Mantle, Wood Burning                                                   |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Other                                                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Concrete, Stucco                                                             |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 33                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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