

# \$639,000 - 173 Millview Square Sw, Calgary

MLS® #A2235441

**\$639,000**

3 Bedroom, 3.00 Bathroom, 1,826 sqft

Residential on 0.09 Acres

Millrise, Calgary, Alberta

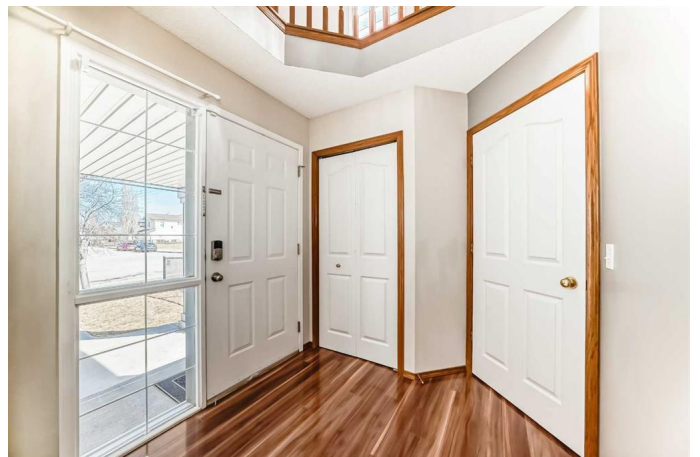
Welcome to this beautifully upgraded home in the heart of Millrise – a peaceful, family-friendly community surrounded by green spaces and walking paths. Step inside to a spacious foyer with double coat closets, leading up to a bright, open living room filled with natural light and overlooking the deck and landscaped backyard. The property offers direct access to a side walking/biking path – perfect for an active lifestyle. The kitchen features stainless steel appliances, a walk-in pantry, and flows into a sunny dining area. Upstairs offers three generous bedrooms, including a primary suite with a walk-through closet and spa-like ensuite with a deep soaker tub. The upper-level family room adds even more flexibility for your lifestyle, while the fully finished lower level offers a large rec room and generous storage. Ideally located just minutes from top-rated schools, parks, shopping, and transit – and right across the street from a playground and open field where kids can enjoy soccer and outdoor fun. With a perfect blend of comfort, space, and location, this home truly has it all – book your private showing today!

Built in 1999

## Essential Information

MLS® #                   A2235441

Price                     \$639,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,826       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 173 Millview Square Sw |
| Subdivision | Millrise               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3Y5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard          |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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