

# \$518,888 - 20 Millside Road Sw, Calgary

MLS® #A2228282

**\$518,888**

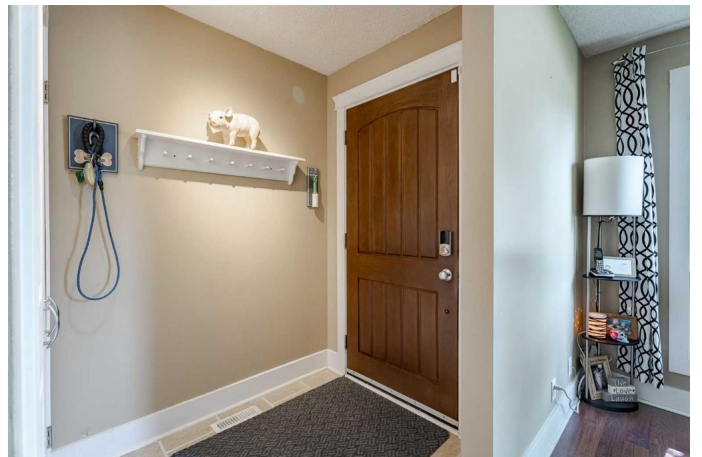
3 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.08 Acres

Millrise, Calgary, Alberta

Welcome to this meticulously maintained 4-level home, a rare find in the established and family-friendly community of Millrise. Offering a versatile layout and numerous updates, this property is ideal for young families, professionals, or investors alike. Thoughtfully updated throughout, the home features a modern kitchen, updated flooring, and upgraded doors and trim. Major components have been taken care of, with a new roof installed in 2015 and both the furnace and water heater replaced in 2013. The third-level walkout provides added flexibility, complete with a spacious living area, full bathroom, convenient laundry room, and private access to the backyard – perfect for guests, tenants, or a home office setup. The basement is complete with a large flex room, perfect for a home gym or children's play area. Completing the basement is a large workshop or storage area. Enjoy low-maintenance landscaping complete with underground irrigation system, and a rear parking pad large enough to accommodate a travel trailer, adding both functionality and ease of ownership. Ideally located close to schools, shopping, public transit, and within walking distance to Fish Creek Provincial Park. This home blends comfort, convenience, and community charm in one incredible package. Call your favourite Realtor for a showing today!!

Built in 1981



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2228282      |
| Price          | \$518,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 995           |
| Acres          | 0.08          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20 Millside Road Sw |
| Subdivision | Millrise            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 2P8             |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Many Trees, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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