

# \$379,900 - 33 Millrise Lane Sw, Calgary

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MLS® #A2251709

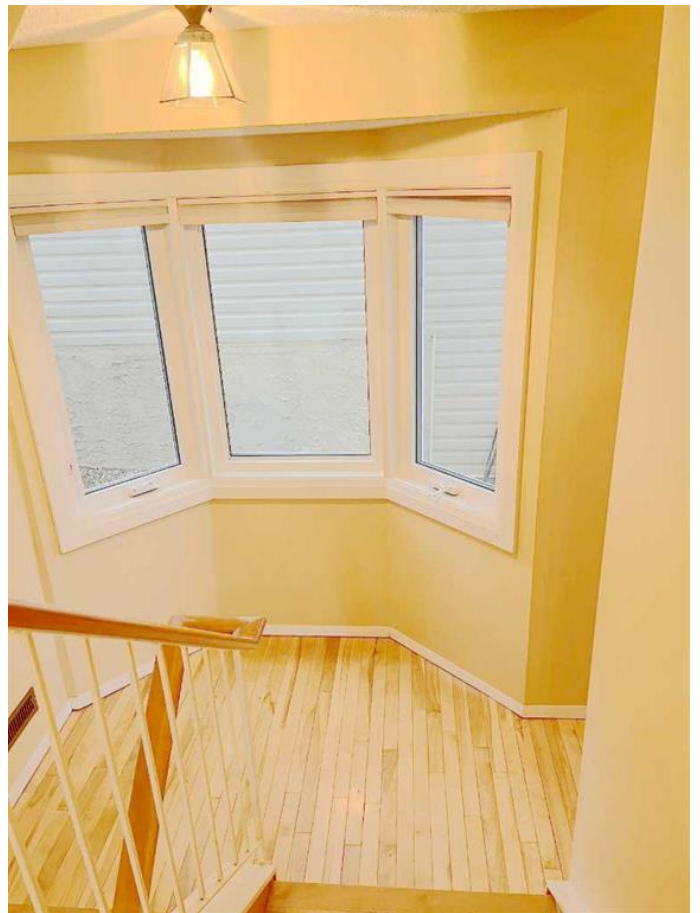
**\$379,900**

2 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Recently upgraded windows, doors and backyard deck. Experience the charm and functionality of this beautifully maintained townhouse in the sought-after community of Millrise, SW Calgary. Offering nearly 1,400 sq. ft. of comfortable living space, this home features hardwood flooring throughout, a welcoming foyer, a separate dining room perfect for family meals, and a bright breakfast nook that opens to a sunny deck—ideal for summer BBQs. The private backyard is a peaceful retreat with mature fruit trees. The spacious living room boasts stunning floor-to-ceiling windows that flood the space with natural light. Upstairs, you’ll find 2 generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, a second full bath, and a versatile den—perfect for a home office or reading space. Additional storage is available in the basement. Located just a short walk to the Shawnessy LRT Station, grocery stores, schools, and parks, and only minutes from Buffalo Run shopping, Costco, and major roadways. This home combines lifestyle and convenience—don't miss the 3D tour and book your private showing today!



Built in 1982

## Essential Information

MLS® #                      A2251709

Price                        \$379,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	33 Millrise Lane Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2C3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Storage, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Fra
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 1st, 2025
Days on Market	1
Zoning	M-C1 d38

**Listing Details**

Listing Office	Homecare Realty Ltd.
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