

# \$374,900 - 12 Millrise Green Sw, Calgary

MLS® #A2267630

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 0.05 Acres

Millrise, Calgary, Alberta

Beautifully maintained 2-bedroom townhouse with single attached garage in desirable Millrise. This home offers numerous updates including newer windows, including double sliding doors to a private backyard backing onto green space, and a newer furnace and hot water tank. Enjoy the benefits of a bare land condo, where you own the land beneath your home.

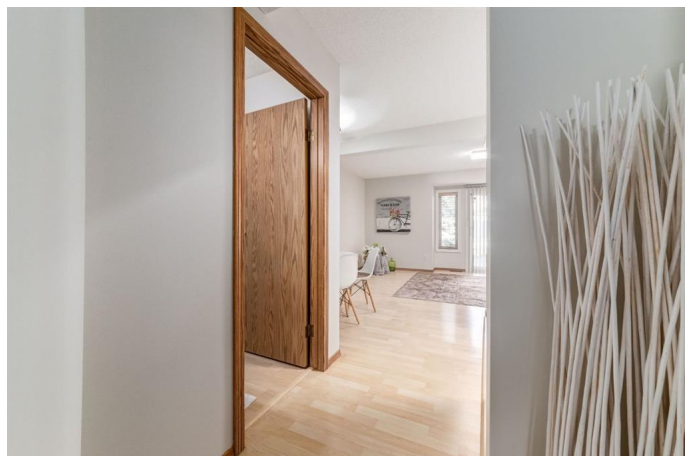
The interior has been freshly painted in natural tones and features new light fixtures and laminate flooring on the main level. The upper floor offers two spacious bedrooms, including a primary suite with walk-in closet, and a second bedroom nearly equal in size. Functional floor plan with 1.5 baths and an undeveloped basement ready for future development. Located in a quiet cul-de-sac within a well-managed complex, this home is walking distance to schools, parks, amenities and LRT making it ideal for first-time buyers or investors. Millrise is served by schools perfect for growing families who value convenience and safe walks to schools. Excellent value, quick possession. Call today for your private viewing.

Built in 1994

## Essential Information

MLS® # A2267630

Price \$374,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,130         |
| Acres          | 0.05          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12 Millrise Green Sw |
| Subdivision | Millrise             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y3E8               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Park, Parking, Snow Removal, Visitor Parking, Playground |
| Parking Spaces | 1                                                        |
| Parking        | Additional Parking, Single Garage Attached               |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer             |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Playground                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding                                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 29th, 2025  
Days on Market                11  
Zoning                              M-CG d44

**Listing Details**

Listing Office                    Real Estate Professionals Inc.

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