



GRASSROOTS
REALTY GROUP

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1472 Millview Road SW
Calgary, Alberta

MLS # A2236377



\$600,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Front		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Storage Shed

*** Open House Saturday July 12th 12:00-2:00pm, Sunday July 13th 2:00-4:00pm*** Welcome to this inviting and well-maintained 2-storey home nestled in a highly sought-after community, backing directly onto a lush green space with a walking path—offering privacy, beauty, and immediate access to nature. Step inside to a warm and cozy living room featuring a gas fireplace with mantle, perfect for relaxing evenings. The open-concept main floor flows into a spacious kitchen, complete with a large island, pantry, premium Kitchenaid double-door fridge, Whirlpool stove, and a vented microwave hood fan. The bright eating nook/dining area is ideal for family meals and gatherings. The main floor also includes a convenient half-bath and a laundry room with washer, dryer, and additional closet space—conveniently located just off the entrance to the double attached garage. A Google Nest thermostat helps keep the home comfortable and energy-efficient year-round. Upstairs, you’ll find a large, private bonus room—perfect for a home office or entertainment space—set apart from the quiet bedroom wing. There are 3 generous bedrooms, including a primary suite that overlooks the backyard. The primary features a 4-piece ensuite with extra counter space and a large closet. Another 4-piece bathroom serves the upper-level bedrooms. The basement is partially finished and includes one completed bedroom, with the rest left unfinished—ready for your personal touch or future development plans. Enjoy outdoor living in the fully fenced backyard, which includes a designated dog run, a storage shed, and direct access to the green space and walking paths. The home also features a new roof and new siding, offering peace of mind and curb appeal. Located in a family-friendly neighborhood with excellent amenities including:

Community gardens, skating rink in the winter, close proximity to parks, playgrounds, and schools, and easy access to Fish Creek Park, Macleod Trail, Stoney Trail, Costco, and the LRT station This home offers the perfect balance of comfort, convenience, and connection to nature. Don't miss your chance to make it yours—schedule your private showing today!