



GRASSROOTS
REALTY GROUP

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210 Millrise Square SW
Calgary, Alberta

MLS # A2241045



\$600,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Backyard Shed, Floating Shelves, Murphy Bed in Basement

If you've been searching for a property with space, privacy, and potential, this is it! This 2-storey home offers over 2,200 sq. ft. of developed living space, including a finished basement, and sits on a large lot with mature trees and a HUGE deck—perfect for summer BBQs and outdoor living. Inside, the main floor features a bright living/dining area, a cozy family room with a gas fireplace, and a functional kitchen with a corner pantry and breakfast nook overlooking your backyard retreat. A half-bath and laundry complete this level. Upstairs, the primary suite boasts a walk-in closet and 4-piece ensuite with a soaker tub and separate shower. Two additional bedrooms and another full bath provide room for the whole family. The finished basement offers even more living space with a recreational room and a full bathroom—ideal for a media room, gym, or play area. This property is move-in ready but offers fantastic potential for updates and customization, making it a great opportunity for buyers looking to add value. Quick possession is available, so you can move in and enjoy the rest of summer in your incredible backyard. Located on a quiet street, close to parks, schools, LRT, and shopping, this home has all the essentials with room to grow! Don't miss this rare combination of location, space, and potential in Millrise