



GRASSROOTS
REALTY GROUP

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39 Millside Road SW
Calgary, Alberta

MLS # A2259689



\$549,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Freezer

This well-kept 1,550 sq. ft. two-story is the perfect fit for a first-time homebuyer or investor. The main floor offers a formal living and dining room, a functional kitchen with loads of counter space, and a bright breakfast nook. You'll love the family room with a cozy gas fireplace, plus the convenience of main floor laundry, mudroom, and a two-piece bath. Upstairs are three bedrooms, including a primary with its own ensuite and a full family bath. With air conditioning, an updated furnace, and a newer roof, the big updates are already done. The basement is undeveloped—a blank canvas to add value or customize to your needs. Outside, enjoy a large south-facing yard with a sunny deck and retractable awning, back lane access, and a fenced area that's ideal for pets. Located steps from shopping, transit, and everyday amenities, this home is a smart choice for anyone looking to get into the market or add to their portfolio. Super clean, impeccably maintained - pride of ownership is 10/10.