



GRASSROOTS
REALTY GROUP

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30 Millview Common SW
Calgary, Alberta

MLS # A2263019



\$729,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,644 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: None

Welcome to this beautiful home in the sought-after community of Millview SW, offering around 4,000 sq. ft. of living space, including an unfinished basement. The house is surrounded by spacious green areas, providing a peaceful and natural setting. This large home is perfect for a big family or anyone looking for a spacious and comfortable living environment. As soon as you enter, you will notice a bright open-concept living room and an office with large windows. Next to it is a beautiful dining room, followed by another bright family room featuring a gas fireplace and easy access to the backyard. The kitchen, equipped with a pantry and an island counter, opens to a low-maintenance deck—ideal for outdoor gatherings. The main floor features solid wood flooring, fresh new paint throughout and some new blinds. Upstairs offers a bonus room, a 4-piece bathroom, and four good-sized bedrooms. The primary bedroom includes a full ensuite with a soaker tub. The carpet on the stairs and part of the upper floor has been replaced with laminate flooring. Behind the house, there is a spacious back lane, providing additional parking or easy access. The unfinished basement is ready for your personal design ideas. Additional highlights include an unbeatable location within walking distance to public transportation, schools, shopping, dining, the YMCA, and quick access to Stoney Trail, Macleod Trail, and Fish Creek LRT Station. This is more than just a house—it's a home designed for real life, offering room to grow, space to relax, and the perfect balance between nature and city living.