



GRASSROOTS
REALTY GROUP

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1234 Millview Drive SW
Calgary, Alberta

MLS # A2269114



\$649,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed, Hood Fan, Basement Fridge & Freezer,

Welcome to 1234 Millview Drive SW — your dream family home in a quiet, friendly neighborhood! Imagine mornings just steps from a beautiful park and playground, and weekends exploring the trails of nearby Fish Creek Provincial Park. This lovingly maintained 3-bedroom, 2-storey home is filled with warmth and thoughtful touches throughout. The main floor welcomes you with a bright living and dining area, a practical kitchen that overlooks the backyard, and a cozy family room with an electric fireplace — the perfect spot for relaxing evenings or family movie nights. Convenient features like a main-floor laundry, half bath, and access to the sunny back deck make daily life easy and enjoyable. Upstairs, the spacious primary suite is a private retreat, complete with a 4-piece ensuite which includes a jetted tub and a generous walk-in closet. Two additional bedrooms and a full bath offer plenty of space for children, guests, or a home office. The partially finished basement provides extra storage and future development potential — perhaps a playroom, home gym, or hobby space. With a double attached garage, landscaped yard, and pride of ownership evident throughout, this home is ready for your family to move in and make memories. Enjoy walking to schools, nearby shopping and dining, or commuting easily via two nearby C-Train stations. This is more than a house — it's a home where life's best moments happen.