



53 Millrise Lane SW
Calgary, Alberta

MLS # A2293627



\$389,900

Division:	Millrise		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,626 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Back Lane, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 748
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	n/a		

Spacious, bright, and beautifully maintained, this end-unit duplex in the desirable Millrise community offers over 1,450 sq ft of developed living space and a functional, family-friendly layout. The main floor features a welcoming living room with vaulted ceilings and a striking stone fireplace, creating an open and airy feel. A formal dining area overlooks the living space—perfect for entertaining—while the spacious kitchen includes a cozy breakfast nook ideal for everyday living. New carpets add a fresh touch, and new windows will be installed in the coming weeks for added comfort and efficiency. Upstairs, you’ll find three generously sized bedrooms—an uncommon and highly sought-after feature in duplex living. The primary bedroom includes a full ensuite, offering privacy and convenience, while the additional bedrooms provide flexibility for family, guests, or a home office. Enjoy outdoor living in the private, fully fenced backyard complete with a deck—perfect for relaxing, entertaining, or taking in peaceful views. Additional highlights include updated bathrooms and a large single attached garage (24’squo;) with ample space for an SUV or full-size truck. Ideally located close to shopping, restaurants, schools, parks, and public transit, this home combines comfort, style, and convenience in one of the area’s most established communities. Don’t miss this fantastic opportunity—book your private showing today! (minimum 24-hour notice required)