



**65 Millview Park SW
Calgary, Alberta**

MLS # A2293690



\$699,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Back Lane, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Movie Screen, Projector,

OPEN HOUSE SATURDAY MARCH 28, 12:00-3:00 Welcome to this beautifully fully developed detached home offering nearly 2,900 sq ft of total living space in a highly sought-after, mature SW community—just steps from Fish Creek Park! From the moment you enter, you’re greeted by a stunning two-storey foyer that sets the tone for this spacious and well-designed home. The main floor features a formal dining room, perfect for entertaining, along with a bright and inviting living room complete with a gas-powered stone fireplace. The modern kitchen is a true centerpiece, showcasing white cabinetry, granite countertops, a gas stove, and a large island with breakfast bar—ideal for family gatherings and everyday living. You’ll also appreciate the hardwood floors and brand new carpet throughout the main level. A versatile flex room adds extra functionality and can easily serve as a home office, mudroom, or even a custom dog wash space. Upstairs, you’ll find brand new laminate flooring throughout, a generous primary retreat with a full ensuite bathroom, two additional well-sized bedrooms, and another full bath. The convenient upper-floor laundry room makes daily living even easier. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, and an incredible theatre room complete with projector and screen—all included. Custom ceiling lighting creates the perfect ambiance for movie nights. There’s even a built-in climbing wall in one of the bedrooms, making this home especially fun and functional for active families. Outside, enjoy your own private backyard oasis with mature trees and lush landscaping providing excellent summer privacy. A large back deck and welcoming front porch offer great spaces to relax or entertain. Additional highlights include a newer roof with Class 4

impact-rated shingles and a 50-year warranty, adding long-term value and peace of mind. Ideally located within walking distance to Fish Creek Park, close to shopping and dining, including Taza Park, and offering easy access to transit, the C-Train, and just a 20-minute commute to downtown—this home truly combines space, comfort, and convenience in one exceptional package.