

# \$665,000 - 83 Millrise Drive Sw, Calgary

MLS® #A2202813

**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,818 sqft  
Residential on 0.12 Acres

Millrise, Calgary, Alberta

Welcome to this charming home nestled in a well-established family community of Millrise ! Sitting on a huge lot with a beautiful backyard, this home has incredible potential – it just needs a little facelift to make it truly shine.

The home features three large bedrooms with two full bathrooms upstairs large open kitchen, family room and office space on a main floor and a developed basement with an additional bedroom, full bathroom, wet bar, and a huge recreation room – perfect for entertaining or relaxing. A separate side entrance and shared laundry area offer a fantastic opportunity to create a legal or illegal suite for extra income or multigenerational living. Major updates have already been taken care of, including a new roof and windows (replaced just a couple of years ago) and a newer water tank, giving you peace of mind. Located just minutes from the C-Train station, shopping, and top-rated schools, the location is unbeatable! This is a rare opportunity to own a solid home with endless possibilities in a prime neighborhood.

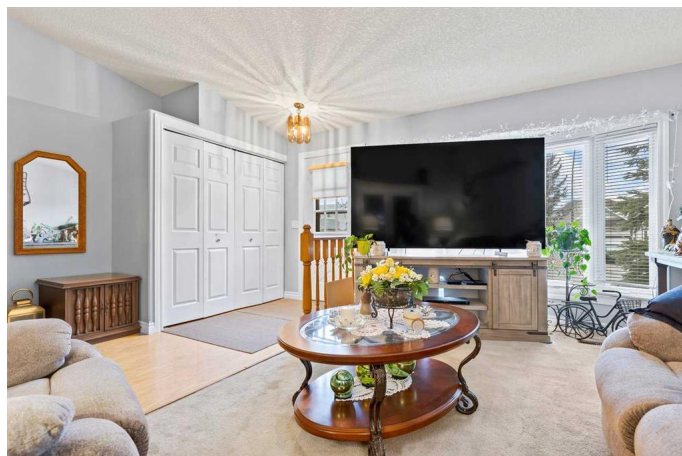
Don't miss your chance – schedule a showing today!

Built in 1985

## Essential Information

MLS® #                   A2202813

Price                      \$665,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	83 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2C6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	16
Zoning	R-1

### **Listing Details**

Listing Office	CIR Realty
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