

# \$574,900 - 28 Millrise Close Sw, Calgary

MLS® #A2256408

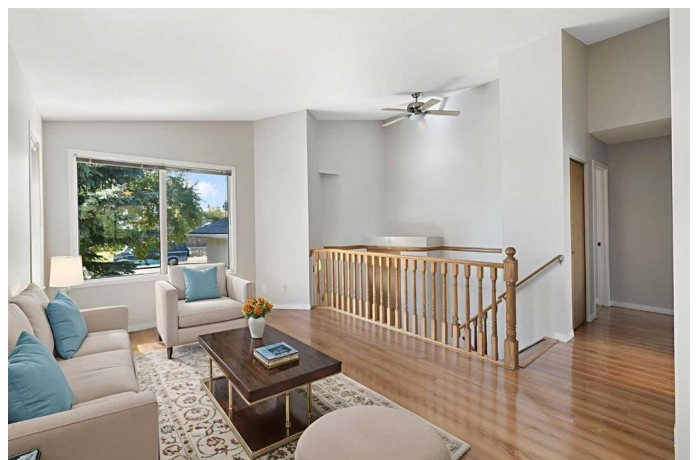
**\$574,900**

5 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.10 Acres

Millrise, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated 5 bedroom, 3 full 4-piece bathroom bi-level home in the heart of Millrise. Nestled on a quiet, family-friendly street, this property greets you with great curb appeal, featuring a stucco and brick-accented exterior and an oversized double attached garage. Inside, the open-concept design offers a bright and welcoming great room with vaulted ceilings, laminate floors, and an adjoining dining area – an ideal space for family living and entertaining. The kitchen is equipped with new Samsung stainless steel appliances (2025), ceramic tile flooring, and a sunny breakfast nook that opens directly to the covered deck – perfect for morning coffee or evening BBQs. The primary suite easily fits a king bed and includes a 4-piece ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom complete the main level. The fully developed lower level features a generous family room with a cozy wood-burning fireplace, two more bedrooms, a full 4-piece bathroom, and a laundry area. KEY UPDATES provide peace of mind and modern comfort. NOTE: POLY-B PLUMBING REPLACED with PEX (2025 - \$10,000 Value), new faucets, most lighting fixtures, high-efficiency furnace (2025, with Nest thermostat), hot water tank (2018), asphalt shingles (2016), professionally painted interior (2025), refreshed exterior painting of trim, deck, fencing, and doors (2024/5). Large windows throughout ensure abundant natural



light, creating a warm and inviting atmosphere in every room. The fenced backyard is nicely landscaped. Located close to schools, shopping, transit, and just a short drive to Fish Creek Park, C-Train access, medical, dental, and major amenities along Macleod Trail, Shawnessy & Southcentre. This home combines comfort, convenience, and pride of ownership is evident in this lovely non-smoking family home.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256408    |
| Price          | \$574,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,129       |
| Acres          | 0.10        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 28 Millrise Close Sw |
| Subdivision | Millrise             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 2T3              |

**Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings                            |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Brick Facing, Family Room, Mantle, Wood Burning                                                   |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Other                                                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Concrete, Stucco                                                             |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.