

# \$739,000 - 9 Millview Park Sw, Calgary

MLS® #A2211019

**\$739,000**

3 Bedroom, 3.00 Bathroom, 1,335 sqft  
Residential on 0.10 Acres

Millrise, Calgary, Alberta

Located on a peaceful street in the heart of Millrise, this one is truly special. Perfectly situated on a large lot siding onto green space, with over 2,200 finished sq/ft this custom-designed bungalow with an attached double garage offers an exceptional layout and location. From the moment you arrive, youâ€™ll notice the pride of ownershipâ€™ from the brand new garage door to the subtle glow of the new security lighting at the front of the home. Inside, the main floor has been completely refreshed with new flooring, baseboards, and a fresh coat of paint, creating a warm and modern feel throughout. The spacious kitchen and dining area are a cozy delight with heated floors, perfect for Calgary winters, while the new kitchen faucet and eco-friendly toilets add a touch of practical elegance. A private front entry opens to a bright sunlit den with elegant French doors, while down the hall, the massive primary bedroom awaits with a large walk-in closet and a luxurious ensuite. A main floor laundry room and powder room add even more convenience. Downstairs, large windows allow natural light to flow into a warm and inviting family room, accented by all-new lighting and a second gas fireplace. Youâ€™ll also find two generously sized bedrooms, a full bathroom, and ample storage space. No detail has been overlooked: a new high-efficiency furnace and humidifier, new washer and dryer, new shower heads, and updated smoke and CO2 detectors ensure comfort, safety, and energy efficiency



throughout the home. Even the fireplace, ducts, and furnace are cleaned annually for peace of mind. Step outside to a two-tiered deck and beautifully landscaped backyard, a new shed provides handy extra storage for tools and gear. With approximately \$50,000 in upgrades, this move-in-ready home offers not just beautiful spaces, but smart improvements that make everyday living easier. Whether you're sipping coffee in your sunlit kitchen or curling up by the fireplace, this is a home that simply feels right. The home is well situated with easy access to main roads such as Macleod and Stoney Trail.

Built in 2001

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211019    |
| Price          | \$739,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,335       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 9 Millview Park Sw |
| Subdivision | Millrise           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 4A8            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Mantle, Recreation Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit                                 |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Treed |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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