

\$400,000 - 3 Millrose Place Sw, Calgary

MLS® #A2212468

\$400,000

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.04 Acres

Millrise, Calgary, Alberta

Incredible value in this bright and spacious 3-level end-unit townhome with a double attached garage, ideally located just a 2-minute walk from the C-Train, shopping, schools, Fish Creek Park, and a golf course. This move-in-ready home features 3 bedrooms, 2.5 bathrooms, and stylish engineered hardwood flooring on both the main and second levels. The dramatic main floor offers soaring 12-foot cathedral ceilings, a cozy corner gas fireplace, and floor-to-ceiling south-facing windows that flood the space with natural light. The large kitchen includes ample cabinetry, a generous dining area, and access to a north-facing deck—perfect for unwinding in the shade or escaping the heat on hot summer days. Off the main entrance, a sunny south-facing deck offers the perfect spot to enjoy your morning coffee or afternoon sun. Upstairs, the primary suite boasts a walk-in closet and a beautifully upgraded ensuite with modern finishes, while two additional bedrooms, a full 4-piece bathroom, and convenient upper-level laundry complete the home. The double garage is spacious with room for two vehicles and extra storage, with additional space available in the large crawl space. Set in a well-managed, pet-friendly complex, this home is perfect for young professionals, families, or anyone looking for a turnkey property in a fantastic location. Quick possession available—don't miss this opportunity!



Built in 1995

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2212468 |
| Price | \$400,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,367 |
| Acres | 0.04 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 3 Millrose Place Sw |
| Subdivision | Millrise |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y3J6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Storage, Breakfast Bar, High Ceilings |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|--------------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Crawl Space, Partial, Walk-Out |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Balcony |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 118 |
| Zoning | M-CG |

Listing Details

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

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