

**33 Millrise Lane SW**  
**Calgary, Alberta**

**MLS # A2251709**



**\$379,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                        |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,390 sq.ft.                    | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | -                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Level                |               |                   |

|                    |                                           |                   |          |
|--------------------|-------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | \$ 663   |
| <b>Basement:</b>   | Full, Unfinished                          | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | M-C1 d38 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Storage, Walk-In Closet(s), Wood Counters |                   |          |

**Inclusions:** N/A

Recently upgraded windows, doors and backyard deck. Experience the charm and functionality of this beautifully maintained townhouse in the sought-after community of Millrise, SW Calgary. Offering nearly 1,400 sq. ft. of comfortable living space, this home features hardwood flooring throughout, a welcoming foyer, a separate dining room perfect for family meals, and a bright breakfast nook that opens to a sunny deck—ideal for summer BBQs. The private backyard is a peaceful retreat with mature fruit trees. The spacious living room boasts stunning floor-to-ceiling windows that flood the space with natural light. Upstairs, you’ll find 2 generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, a second full bath, and a versatile den—perfect for a home office or reading space. Additional storage is available in the basement. Located just a short walk to the Shawnessy LRT Station, grocery stores, schools, and parks, and only minutes from Buffalo Run shopping, Costco, and major roadways. This home combines lifestyle and convenience—don't miss the 3D tour and book your private showing today!