

# \$349,900 - 33 Millrise Lane Sw, Calgary

---

MLS® #A2251709

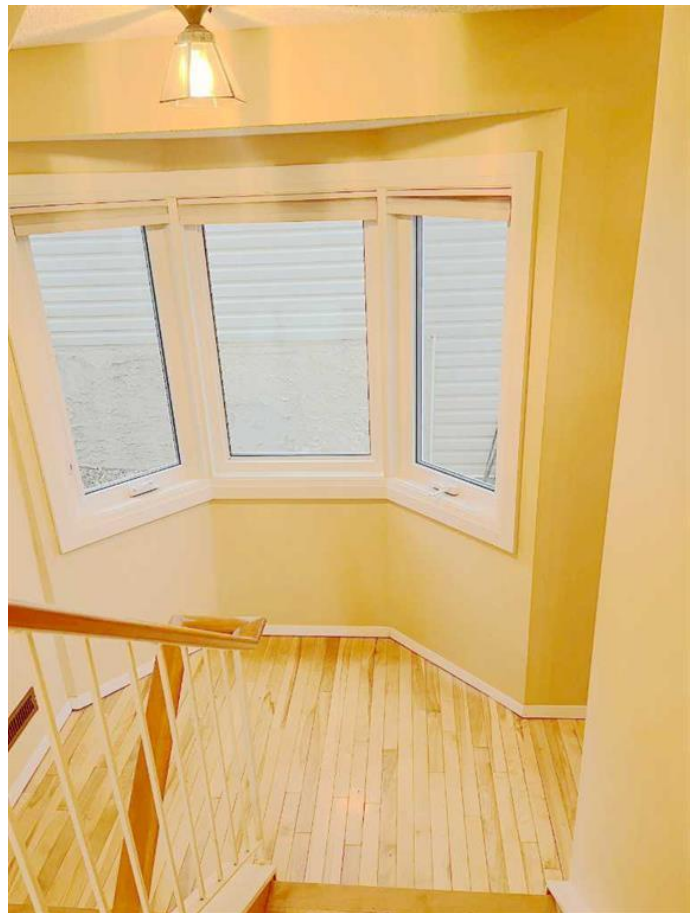
**\$349,900**

2 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

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!



Built in 1982

## Essential Information

MLS® #                      A2251709

Price                        \$349,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,390                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 33 Millrise Lane Sw |
| Subdivision | Millrise            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 2C3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Storage, Walk-In Closet(s), Wood Counters                                            |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Lot Description   | Back Yard, Level              |
| Roof              | Asphalt Shingle               |
| Construction      | Brick, Vinyl Siding, Wood Fra |
| Foundation        | Poured Concrete               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 71                  |
| Zoning         | M-C1 d38            |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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.