

# \$699,900 - 36 Millside Way Sw, Calgary

MLS® #A2256119

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,038 sqft

Residential on 0.13 Acres

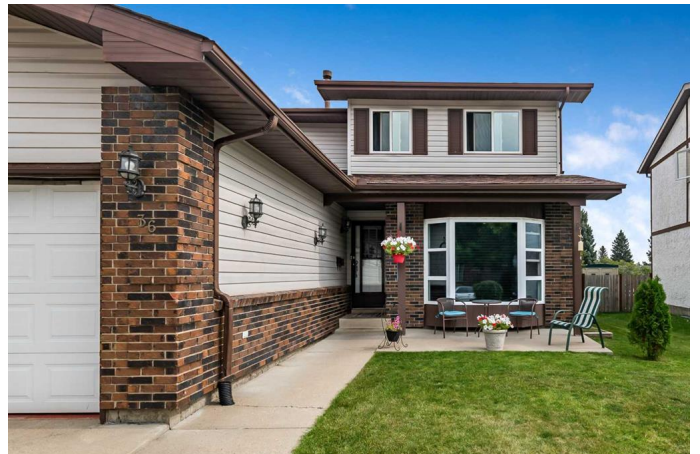
Millrise, Calgary, Alberta

**\*\*HUGE PRICE IMPROVEMENT!!\*\***

**LOCATION! LOCATION! RARE 4+1**

bedrooms, 3 1/2 bathrooms, on a quiet street, sets this exceptional home apart from the rest!

With over 3,000 sq.ft. of living space, there's more than enough room for everyone. You're greeted to your new home with a cozy front patio, a relaxing place to enjoy your favorite beverage. The main floor, that has just been updated with GORGEOUS luxurious vinyl plank flooring, offers a large front great room that can be used for a variety of needs. The living room features sliding doors and a beautiful wood burning fireplace with a gas starter. On to the spacious dining room, that will accommodate all the family gatherings with newer patio doors. The functional kitchen has another eating area and also has newer patio doors. Great access to the large back deck and beautiful, fully fenced, back yard. Perfect for the friends and family BBQs. Also on the main floor, is a 2 piece powder room, laundry area with side entrance to another patio and entrance to the HEATED, double attached garage. Lots of room here for your vehicles, toys and storage. Upstairs, you'll find 4 SPACIOUS bedrooms. The huge primary bedroom includes a walk-in-closet and 4 piece ensuite. The large 4 piece bathroom completes the upper level. The lower level features a massive recreation area that would be great for a pool table, bar, games room, media room or play room. The 5th bedroom is perfect for teenagers or guests and includes a



sitting area, the armoire stays. The 4 piece bath is conveniently located adjacent to this bedroom. Besides the heated double attached garage, there's also room on the oversized driveway for 3 more vehicles. This home has so much to offer with some newer windows, tons of storage, lots of large closets, new flooring, granite in 2 baths, 2 furnaces, a second location for a washer and dryer, etc. Located in desirable Millrise, on a quiet street, huge lot, back alley, steps away from schools, parks, shopping, C-Train, pathways, and Fish Creek Provincial Park is nearby.

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256119    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,038       |
| Acres          | 0.13        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 36 Millside Way Sw |
| Subdivision | Millrise           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 2P7            |

**Amenities**

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                     |
| Parking        | Double Garage Attached, Heated Garage, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                     |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), French Door                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Dryer, Washer |
| Heating           | Forced Air, Natural Gas, See Remarks                                                                     |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas Starter, Living Room, Mantle, Wood Burning, Brick Facing                                             |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full                                                                                                     |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting, Level, See Remarks |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                             |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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