

# \$749,600 - 258 Millview Gardens Sw, Calgary

MLS® #A2262696

**\$749,600**

3 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.15 Acres

Millrise, Calgary, Alberta

OPEN HOUSE on SATURDAY October 11th from 2 to 4PM. This fully developed BUNGALOW in the established Millrise neighbourhood has been updated extensively over the past 5+ years, with almost 2500 square feet of developed space over two levels. There is a long list of quality interior and exterior improvements. Nicely located on a quiet CUL-DE-SAC with a pie shaped lot, the home has abundant curb appeal with a full exterior update by Lummerding Exteriors in 2022, including "heavy wall vinyl" and "class 4" hail impact roof shingles. The double attached garage is heated and finished with "Trimlight" LED lights on front & back of home. The main floor is an open concept layout with vaulted ceilings in primary bedroom, foyer, living, dining, and kitchen areas, plus a skylight. Interior features include updated luxury plank vinyl flooring, custom window coverings, quartz countertops, several updated windows, chrome finish hardware, and updated light fixtures. The kitchen includes a pantry with stainless appliances and adjacent dining area plus eating bar. The exterior door off the living & dining area opens onto a huge deck and backyard siding onto GREEN SPACE with walking paths. There is a large, newer window in the family room with a gas fireplace with fan. The primary bedroom offers a walk-in closet and 5-piece ensuite bath with jetted tub and separate shower. The main floor also includes a den with glimpse of mountains, convenient half bathroom, and



laundry room with newer washer & dryer and back hall closet. The lower level includes a four piece bathroom, two spacious bedrooms and recreation room, each with walk-in closets.

If you are looking for a home in MOVE-IN CONDITION and QUIET LOCATION, this property is ready for new owners.

Built in 2000

### Essential Information

MLS® #	A2262696
Price	\$749,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,245
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	258 Millview Gardens Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4A7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Blower Fan
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Calgary West Realty
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