

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

MLS® #A2262696

\$749,600

3 Bedroom, 3.00 Bathroom, 1,245 sqft

Single Family 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. (id:6289)

Built in 2000

Essential Information

Listing #	A2262696
Price	\$749,600
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,245
Acres	0.15
Year Built	2000
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	258 Millview Gardens Sw
Subdivision	Millrise
City	Calgary
Province	Alberta
Postal Code	T2Y4A7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, No neighbours behind, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Garburator, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Calgary West Realty



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