

# \$400,000 - 3 Millrose Place Sw, Calgary

MLS® #A2212468

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.04 Acres

Millrise, Calgary, Alberta

Incredible value in this bright and spacious 3-level end-unit townhome with a double attached garage, ideally located just a 2-minute walk from the C-Train, shopping, schools, Fish Creek Park, and a golf course. This move-in-ready home features 3 bedrooms, 2.5 bathrooms, and stylish engineered hardwood flooring on both the main and second levels. The dramatic main floor offers soaring 12-foot cathedral ceilings, a cozy corner gas fireplace, and floor-to-ceiling south-facing windows that flood the space with natural light. The large kitchen includes ample cabinetry, a generous dining area, and access to a north-facing deck—perfect for unwinding in the shade or escaping the heat on hot summer days. Off the main entrance, a sunny south-facing deck offers the perfect spot to enjoy your morning coffee or afternoon sun. Upstairs, the primary suite boasts a walk-in closet and a beautifully upgraded ensuite with modern finishes, while two additional bedrooms, a full 4-piece bathroom, and convenient upper-level laundry complete the home. The double garage is spacious with room for two vehicles and extra storage, with additional space available in the large crawl space. Set in a well-managed, pet-friendly complex, this home is perfect for young professionals, families, or anyone looking for a turnkey property in a fantastic location. Quick possession available—don't miss this opportunity!



Built in 1995

## Essential Information

MLS® #	A2212468
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.04
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

## Community Information

Address	3 Millrose Place Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3J6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	113
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
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