

173 Millview Square SW
Calgary, Alberta

MLS # A2213899



\$669,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE May 24/ 25 (SATURDAY AND SUNDAY), 1-4 pm. Welcome to this beautifully upgraded home in the heart of Millrise — a peaceful, family-friendly community surrounded by green spaces and walking paths. Step inside to a spacious foyer with double coat closets, leading up to a bright, open living room filled with natural light and overlooking the deck and landscaped backyard. The property offers direct access to a side walking/biking path — perfect for an active lifestyle. The kitchen features stainless steel appliances, a walk-in pantry, and flows into a sunny dining area. Upstairs offers three generous bedrooms, including a primary suite with a walk-through closet and spa-like ensuite with a deep soaker tub, The upper-level family room adds even more flexibility for your lifestyle, while the fully finished lower level offers a large rec room and generous storage. Ideally located just minutes from top-rated schools, parks, shopping, and transit — and right across the street from a playground and open field where kids can enjoy soccer and outdoor fun. With a perfect blend of comfort, space, and location, this home truly has it all — book your private showing today!