

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

MLS® #A2212468

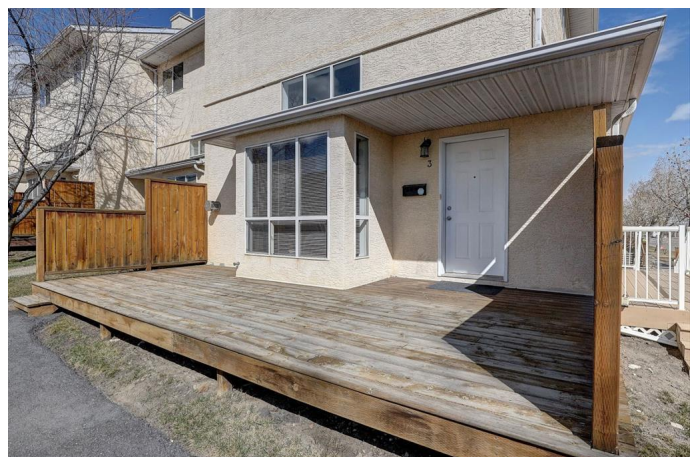
**\$400,000**

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 | Central Vacuum, No Animal Home, No Smoking Home, Storage, Breakfast Bar, High Ceilings           |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer |
| 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 | 117              |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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