

83 Millrise Drive SW
Calgary, Alberta

MLS # A2202813



\$665,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,818 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to this charming home nestled in a well-established family community of Millrise ! Sitting on a huge lot with a beautiful backyard, this home has incredible potential — it just needs a little facelift to make it truly shine. The home features three large bedrooms with two full bathrooms upstairs large open kitchen, family room and office space on a main floor and a developed basement with an additional bedroom, full bathroom, wet bar, and a huge recreation room—perfect for entertaining or relaxing. A separate side entrance and shared laundry area offer a fantastic opportunity to create a legal or illegal suite for extra income or multigenerational living. Major updates have already been taken care of, including a new roof and windows (replaced just a couple of years ago) and a newer water tank, giving you peace of mind. Located just minutes from the C-Train station, shopping, and top-rated schools, the location is unbeatable! This is a rare opportunity to own a solid home with endless possibilities in a prime neighborhood. Don't miss your chance—schedule a showing today!