

\$734,000 - 40 Millrise Drive Sw, Calgary

MLS® #A2255723

\$734,000

5 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

Welcome to this distinctive and beautifully maintained reverse WALKOUT bungalow, offering over 2,600 sq ft of fully developed living space and exceptional potential for both comfortable family living and income-generating investment! Let's begin the tour! The front door opens to the walkout ground level, where you'll now find a brand-new basement development featuring an illegal suite with a new separate entrance. This bright and versatile level offers a warm and inviting family room with a stylish tile-faced fireplace—perfect for cozy evenings. Two generously sized bedrooms, a full bathroom and a convenient laundry room, and an oversized double garage with direct access to the mechanical room complete this level. Whether used for extended family, rental income, or private guest space, this new development adds incredible value and flexibility.

Ascending from the grand, light-filled foyer, you'll arrive at the main level—an expansive and thoughtfully designed space of over 1,500 square feet. The sun-drenched, south-facing living room boasts soaring vaulted ceilings and extra windows/doors that flood the area with natural light. Step directly onto the spacious deck, ideal for morning coffee, evening gatherings, or simply enjoying the outdoors.

Adjacent to the living room, the enclosed kitchen is a true culinary haven, outfitted with rich cherry wood cabinetry, ample counter



space, and abundant storageâ€”perfect for everyday family meals or effortless entertaining. The formal dining room is conveniently located next to the kitchen, while the breakfast nook sits by the kitchen island and balcony door, offering a bright and cheerful place to start the day.

The luxurious primary bedroom, adorned with two charming windows, is a true retreat, featuring a private four-piece ensuite with dedicated space for a relaxing jacuzzi and dual his-and-her closets. Two additional well-appointed bedrooms and another full bathroom complete this level. Fresh cosmetic renovations upstairs add modern touches while maintaining warmth and character.

Gleaming hardwood flooring flows throughout the main floor and up the elegant staircase, adding sophistication to the home.

Additional upgrades include a new fence, fresh exterior paint, and an oversized rear parking padâ€”perfect for multiple vehicles, RV, or boat parking.

Perfectly located near 2 C-Train stations, a bustling shopping plaza, and a wide range of amenities, this spacious home combines convenience with comfort. Quick possession availableâ€”donâ€™t miss your chance to own this rare and adaptable gem!

Built in 1988

Essential Information

MLS® #	A2255723
Price	\$734,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,565
Acres	0.11
Year Built	1988
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2C6

Amenities

Parking Spaces	7
Parking	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Oversized, Additional Parking, Boat, Concrete Driveway, Front Drive, Garage Door Opener, Gravel Driveway, Multiple Driveways, Parking Pad, RV Access/Parking, Unpaved
# of Garages	2

Interior

Interior Features	Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bidet, Chandelier, Master Downstairs, Natural Woodwork, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Gas Range, Oven
Heating	Natural Gas, Ceiling
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, City Lot, Close to Clubhouse, Few Trees, Garden, Low Maintenance Landscape, Private, Standard Shaped Lot,

	Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	GoTopLevel
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