

\$525,000 - 156 Millrise Close Sw, Calgary

MLS® #A2137001

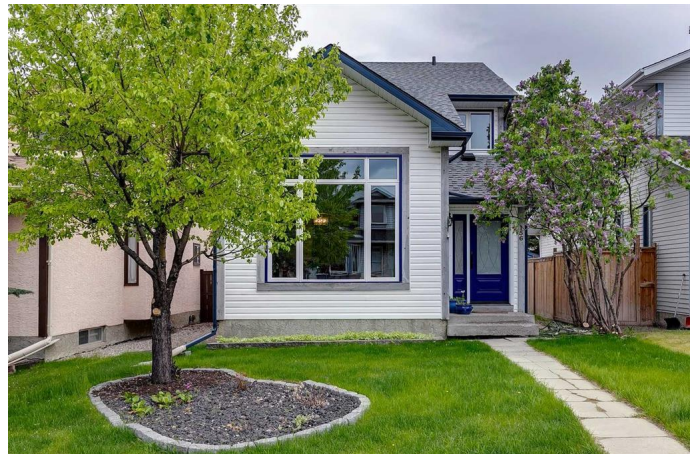
\$525,000

3 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.08 Acres

Millrise, Calgary, Alberta

Looking to make a house your home? This 1500 sqft, 3 bedroom up 2.5 bath Millrise house is awaiting your personal touch. Upon entering you are welcomed by a beautifully bright living room with large picture window and VAULTED CEILING. The attached dining area is spacious and awaiting your family dinners. Around the corner you will find a U-shaped kitchen with brand NEW BOSCHE DISHWASHER and separate breakfast nook. The rear family room features a brick WOOD BURNING FIREPLACE WITH GAS LIGHT. Patio doors with built-in mini blinds lead out to the back deck and South facing backyard. Laundry (with BRAND NEW WASHING MACHINE) is tucked in the rear foyer along with a 2 pc bathroom. Upstairs you will find a spacious master retreat with 4-PC ENSUITE including JET TUB & WALK-IN CLOSET. Two additional bedrooms and another 4 pc main bath & linen closet complete the upper floor. The finished basement offers a large rec room, an additional room (no windows) and plenty of storage. With brand new HIGH-PERFORMANCE TRIPLE PANE WINDOWS and NEW HIGH-END EXTERIOR DOORS (\$45k value), this major expense is behind you along with NEWER SHINGLES, new dishwasher and new washing machine. All exterior doors offer multi-point locks & keypad entry with app function. The property offers a lot of potential for a buyer willing to trim out the windows, paint, and rebuild the back deck. Sellers have given the new owners



a great start with EXPENSIVE HIGH QUALITY ADDITIONS. Millrise is a great community close to FishCreek, Shoppers, Sobeyâ€™s, Kinjo and all the wonderful amenities of Shawnessy shopping area. Donâ€™t miss this opportunity to make this great home and quiet street your dream abode.

Built in 1989

Essential Information

MLS® #	A2137001
Price	\$525,000
Sold Price	\$540,100
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	156 Millrise Close Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2T2

Amenities

Parking	Alley Access, Off Street
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Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 7th, 2024
Days on Market	7
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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