

# \$649,000 - 103 Millview Gardens Sw, Calgary

MLS® #A2228042

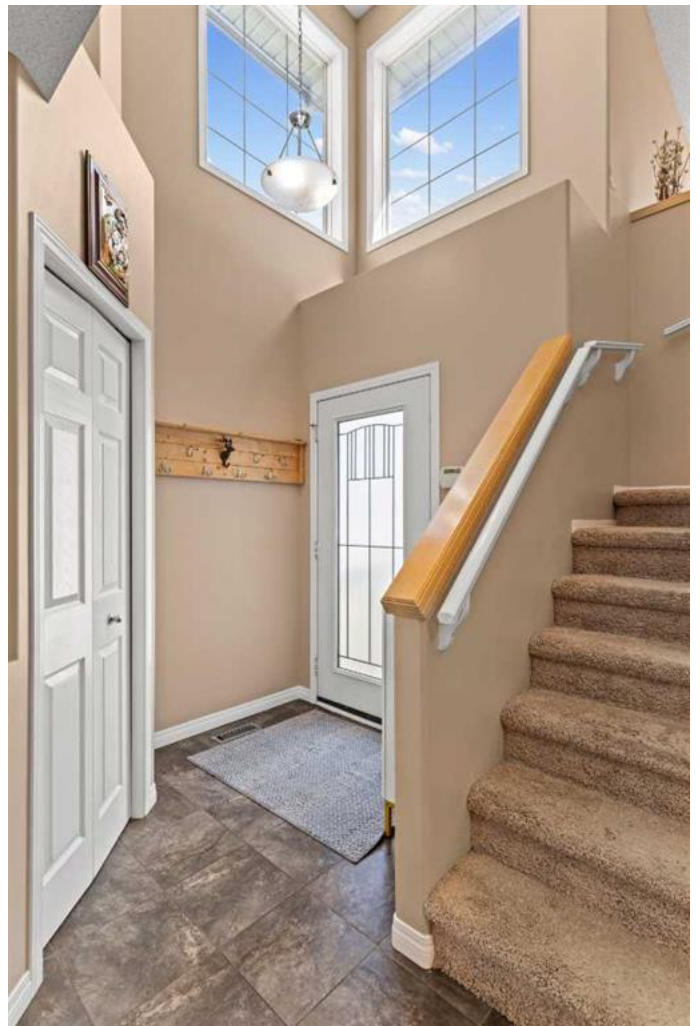
## \$649,000

3 Bedroom, 4.00 Bathroom, 1,593 sqft  
Residential on 0.11 Acres

Millrise, Calgary, Alberta

Corner Lot Beauty with RV Parking | Fully Finished 2-Storey in Millrise. Welcome to this immaculate, move-in-ready 2-storey home nestled on a spacious corner lot in the heart of Millrise, one of Calgary's most desirable communities. With the added bonus of RV/trailer parking, this home offers space, style, and functionality for the modern family. Inside, you'll find a thoughtfully designed layout featuring 3 bedrooms upstairs, plus a bright and versatile bonus room—perfect for a home office, playroom, or media space. The primary suite includes a private ensuite for your comfort and convenience. The main level welcomes you with 10mm laminate flooring that flows seamlessly from the open foyer into a stylish living space. The open-concept kitchen and great room are ideal for entertaining, offering stainless steel appliances, Quartz countertops, a large island with a built-in sink and dishwasher, and ample cabinetry. The fully finished basement adds even more value, featuring a full bathroom with heated tile floors, a wet bar complete with fridge and dishwasher, and a cozy family room with an electric fireplace—a perfect spot to relax or host guests.

Additional highlights include - a roof replaced in 2022, a central air conditioning system for year-round comfort, and a Sunny west-facing backyard—perfect for enjoying afternoon sun and evening BBQs. Step outside to enjoy extensive landscaping, a pressure-treated wood deck, a crushed gravel RV pad, and



low-maintenance rockwork throughout the yard. Located just steps from Catholic and public schools and only a 5-minute walk to Fish Creek Provincial Park, this home offers the perfect blend of comfort, convenience, and natural beauty.

Built in 2002

**Essential Information**

MLS® #	A2228042
Price	\$649,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,593
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	103 Millview Gardens Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Y3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal H
Appliances	Pantry, Quartz Counters, Vinyl Bar Fridge, Central Air C Control(s), Gas Stove, Range Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade



## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Corner Lot, Cul-De-Sac, Garden, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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