

# \$440,000 - 24 Millview Green Sw, Calgary

MLS® #A2240164

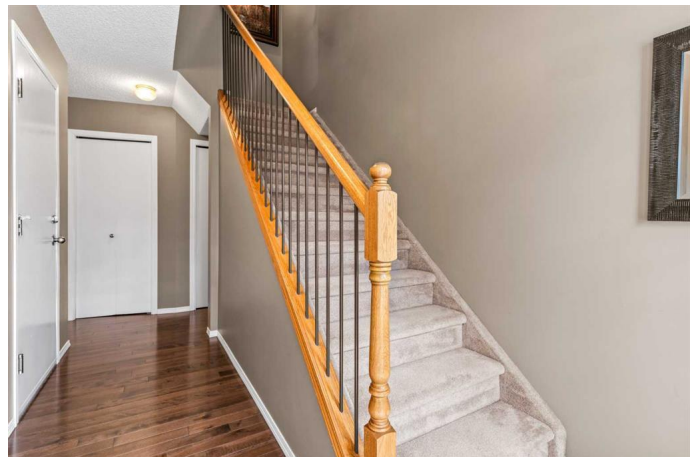
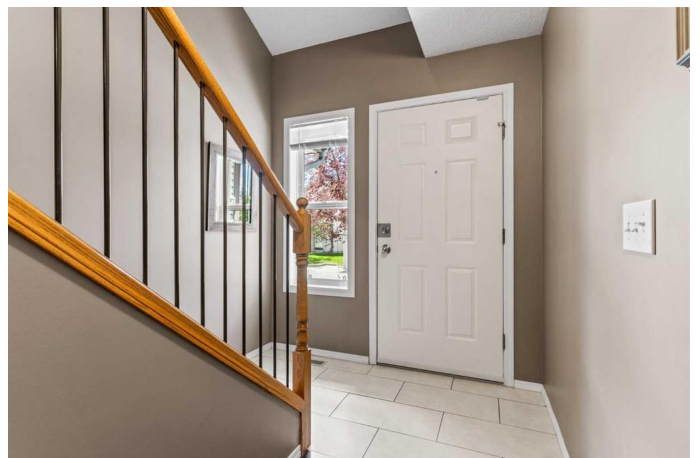
**\$440,000**

3 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.03 Acres

Millrise, Calgary, Alberta

OPEN HOUSE Sunday July 20, 2025 12:00pm to 3:00pm - don't miss it - and please enjoy the iGuide Virtual Tour, Detailed Floor Plans and beautiful photo experience. 24 Millview Green SW gives its new owner everything: the comfort of an attached Garage, on a bare land (Title owned) piece of East and West exposed land, central air conditioning (2022), a professionally developed basement with theatre/data wiring and rec/games area, extended BBQ area on the concrete patio backing green belt space, and inside, a total of just under 1600 square feet of beautifully upgraded space to enjoy! The open concept plan is cleverly designed, so the long entry foyer is bright, has the private stairs to the upper floor separated from the main areas, a convenient half bathroom, pantry and hall closet are centrally located, and from the rear patio entry, are a flex/mud area, all in addition to the balanced dining, kitchen and living rooms. The main area finish includes oversized tile and wide-board hardwood flooring (2021), neutrally painted interior walls, large windows front and rear, and bright sliding patio doors beside a glass block feature on the rear wall. Every area is spacious enough for full-sized furniture, and the lifestyle is enhanced by including the U-shaped kitchen, complete with 2 corner counter and cabinets, stainless appliance package, and a long peninsula eating bar. Metal railings grace the stairs, and on the upper floor, the primary bedroom includes a deep walk-in closet, there



is a deeper linen as well, and 2 full sized bedrooms at the opposite end for privacy between sleeping spaces. Last but not least, the layout in the basement is efficient, with the full laundry room including added shelving and a huge storage closet in the middle, rear rec/games and media, and a utility room that has the mechanical compacted to allow for storage all around - two AC accesses in the ceiling, electrical panel with its own enclosure, recessed lighting and data wiring - nothing has been left to chance or ignored. This owner is the resident you want to move in after - meticulous care and cleanliness are obvious to all observers, and this layout allows for every life from single up to families. Millgreen Village is pet-friendly, well-managed and maintained. The complex uniquely offers a private all-ages park-and-playground with basketball hoop and cement pad, in addition to the kids' structure - and your agent will be able to access any and all condominium documents for preview, including RPR with compliance (agents see notes). A quick response is anticipated, on this gorgeous listing, so don't hesitate on arranging a showing!

Built in 1999

### **Essential Information**

MLS® #	A2240164
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

### Community Information

Address	24 Millview Green Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3W1

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Additional Parking, Covered, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached, Concrete Driveway, Plug-In
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	M-CG d44

## **Listing Details**

Listing Office	CIR Realty
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