

# \$775,000 - 240 Millview Place Sw, Calgary

MLS® #A2230022

## \$775,000

5 Bedroom, 4.00 Bathroom, 2,135 sqft  
Residential on 0.14 Acres

Millrise, Calgary, Alberta

Experience the pride of ownership in this stunning family residence, nestled in a quiet cul-de-sac! Welcome to a spacious and inviting entryway with vaulted ceilings. The open concept dining room and living room areas are flooded with natural light and accentuated by stunning hardwood flooring. This remarkable home features 4 spacious bedrooms on the upper level and an additional bedroom on the lower level (non-egress window), along with 4 well-appointed bathrooms. The roof was replaced in 2011 (5 bundles), and a high-efficiency furnace was installed in 2012, new air conditioning unit and reverse osmosis water system.

Step into a high-end kitchen that boasts cherry wood cabinetry, a flat ceiling, a central island, granite countertops, and a top of the line appliance package. The inviting family room includes a cozy gas fireplace flanked by beautiful side cabinets, perfect for relaxation and entertaining. Enjoy the convenience of main floor laundry and a 60-gallon hot water tank.

The fully finished, spacious basement offers a comfortable atmosphere with a full 3-piece bath, built-in desk and office space, and ample storage options.

Outside, discover a meticulously landscaped exterior adorned with vibrant perennials, a pressure-treated fence, and a large, bright west facing backyard. The expansive deck is complete with a covered pergola and a gas hookup for your BBQ, creating the perfect



setting for summer gatherings. Relax by the fire pit in the seated area, listen to the soothing sounds of the water fountain, and explore the lovely stone walkways surrounding the home. Millrise features well-maintained parks like Millrise Park and nearby Fish Creek Provincial Park for outdoor activities. The community offers educational facilities through the Calgary Board of Education and Calgary Catholic School District. Residents enjoy access to shopping centers, including Millrise Plaza, Shawnessy Shopping Centre, with grocery stores and dining options. Millrise is also well connected by public transit, including CTrain service at Fish Creek and Shawnessy stations for easy commuting to downtown Calgary. Donâ€™t miss out on this incredible opportunity to own a home that offers so much value. Schedule your viewing today!

Built in 1992

**Essential Information**

MLS® #	A2230022
Price	\$775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,135
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	240 Millview Place Sw
Subdivision	Millrise

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2X6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Irregular Lot, Level, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	19
Zoning	R-C1

### Listing Details

Listing Office	MaxWell Capital Realty
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