

# \$749,600 - 258 Millview Gardens Sw, Calgary

MLS® #A2262696

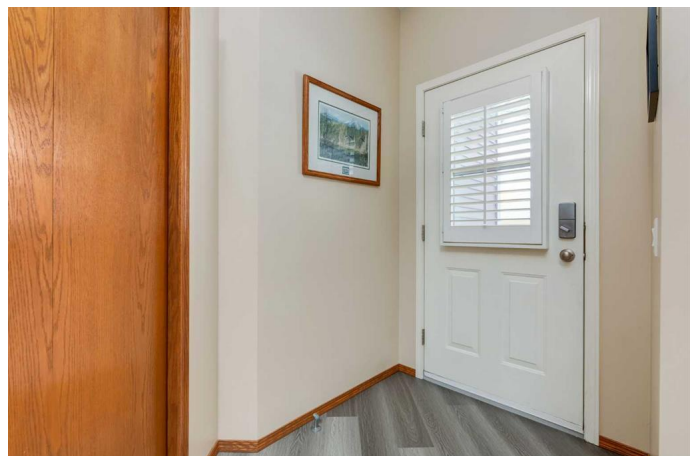
**\$749,600**

3 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.15 Acres

Millrise, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 25th from 2 to 4 pm. This fully developed BUNGALOW in the established Millrise neighbourhood has been updated extensively over the past 5+ years, with almost 2500 square feet of developed space over two levels. There is a long list of quality interior and exterior improvements. Nicely located on a quiet CUL-DE-SAC with a pie shaped lot, the home has abundant curb appeal with a full exterior update by Lummerding Exteriors in 2022, including "heavy wall vinyl" and "class 4" hail impact roof shingles. The double attached garage is heated and finished with "Trimlight" LED lights on front & back of home. The main floor is an open concept layout with VAULTED CEILINGS in primary bedroom, foyer, living, dining, and kitchen areas, plus a skylight. Interior features include updated luxury plank vinyl flooring, custom window coverings, quartz countertops, several updated windows, chrome finish hardware, and updated light fixtures. The kitchen includes a pantry with stainless appliances and adjacent dining area plus eating bar. The exterior door off the living & dining area opens onto a HUGE DECK and backyard siding onto GREEN SPACE with walking paths. There is a large, newer window in the family room with a gas fireplace with fan. The primary bedroom offers a walk-in closet and 5-piece ensuite bath with jetted tub and separate shower. The main floor also includes a den with glimpse of mountains, convenient



half bathroom, and laundry room with newer washer & dryer and back hall closet. The lower level includes a four piece bathroom, two spacious bedrooms and recreation room, each with walk-in closets. If you are looking for a home in MOVE-IN CONDITION and QUIET LOCATION, this property is ready for new owners.

Built in 2000

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262696    |
| Price          | \$749,600   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,245       |
| Acres          | 0.15        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 258 Millview Gardens Sw |
| Subdivision | Millrise                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 4A7                 |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Skylight(s)   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Blower Fan, Gas, Living Room, Mantle                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                               |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding                                                                               |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 17                 |
| Zoning         | R-CG               |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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