

# \$575,000 - 32 Millrise Crescent Sw, Calgary

MLS® #A2256504

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.08 Acres

Millrise, Calgary, Alberta

Welcome to this beautifully finished 2-storey home in the highly sought-after, mature community of Millrise! With over 2,300 sq. ft. of developed living space, including four bedrooms and 2.5 baths, this home offers so much more than meets the eye. From the curb, it feels cozy and quaint, but step inside and youâ€™ll be greeted by a dramatic open-to-above foyer with nearly 17-foot ceilings and a 12-foot vaulted living room that immediately sets the tone. The front living room is bathed in natural light through its oversized window and flows seamlessly into the spacious formal dining area â€“ perfect for hosting holiday dinners or family celebrations. The heart of the home is the upgraded kitchen, featuring granite countertops, a stylish glass tile backsplash, abundant cabinetry, and sleek stainless steel/black appliances. A bright breakfast nook overlooks the large backyard and flows into the sunken family room, where a timeless wood-burning fireplace with tile surround and wooden mantle creates the perfect gathering place for cozy evenings. A convenient main floor laundry room with side entry and a well-placed half bath complete this level. Upstairs, youâ€™ll find three generously sized bedrooms, including a large primary suite with walk-in closet and pocket door access to the full four-piece bath with jetted soaker tub, full tile surround, and separate shower. The fully finished basement offers a private retreat for teens or guests with a fourth bedroom featuring a huge walk-in closet and



## 32 MILLRISE CRESCENT SW

REGA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 919.11 Sq Ft / 85.39 m<sup>2</sup>

UPPER LEVEL (AG) - 700.46 Sq Ft / 65.07 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1,619.57 Sq Ft / 150.46 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 680.87 Sq Ft / 63.25 m<sup>2</sup>

BASEMENT UNDEVELOPED AREA (BG) - 235.33 Sq Ft / 21.86 m<sup>2</sup>

TOTAL AG/BG AREA - 2,535.77 Sq Ft / 235.57 m<sup>2</sup>



its own full bathroom. There's also plenty of open space for a media area, home gym, or games room – you decide! Step outside and enjoy the expansive backyard with huge deck, fire pit, and room to build your dream garage. The stucco exterior adds to the home's charm while keeping maintenance low. Located on a quiet street in a mature neighborhood, you'll love being just minutes away from Fish Creek Park, multiple schools, parks, Shawnessy shopping, restaurants, YMCA, and quick access to Stoney Trail and Macleod Trail. This is affordable homeownership in one of Calgary's most family-friendly communities – offering space, function, and style all in one package.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256504    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,620       |
| Acres          | 0.08        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 32 Millrise Crescent Sw |
| Subdivision | Millrise                |
| City        | Calgary                 |
| County      | Calgary                 |

Province Alberta  
Postal Code T2Y 2H6

### Amenities

Parking Spaces 2  
Parking Alley Access, Off Street, On S

### Interior

Interior Features Ceiling Fan(s), Granite Countertops  
Appliances Dishwasher, Dryer, Electric Stove, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Mantle, Tile, Wood Burning  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features Fire Pit  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 12th, 2025  
Days on Market 4  
Zoning R-CG

### Listing Details

Listing Office Jayman Realty Inc.

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