

# \$549,900 - 39 Millside Road Sw, Calgary

MLS® #A2259689

## \$549,900

3 Bedroom, 3.00 Bathroom, 1,553 sqft  
Residential on 0.12 Acres

Millrise, Calgary, Alberta

This well-kept 1,550 sq. ft. two-story is the perfect fit for a first-time homebuyer or investor. The main floor offers a formal living and dining room, a functional kitchen with loads of counter space, and a bright breakfast nook. You'll love the family room with a cozy gas fireplace, plus the convenience of main floor laundry, mudroom, and a two-piece bath. Upstairs are three bedrooms, including a primary with its own ensuite and a full family bath. With air conditioning, an updated furnace, and a newer roof, the big updates are already done. The basement is undeveloped—a blank canvas to add value or customize to your needs. Outside, enjoy a large south-facing yard with a sunny deck and retractable awning, back lane access, and a fenced area that's ideal for pets. Located steps from shopping, transit, and everyday amenities, this home is a smart choice for anyone looking to get into the market or add to their portfolio. Super clean, impeccably maintained - pride of ownership is 10/10.

Built in 1987

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259689  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,553       |
| Acres          | 0.12        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 39 Millside Road Sw |
| Subdivision | Millrise            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 2P9             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Laminate Counters, No Smoking Home                                    |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Family Room, Gas                                                                      |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                          |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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