50 Millview Rise SW
Calgary, Alberta

MLS # A2234038

$669,980

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,524 sq.ft.	**Age:**	1991 (34 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Sloped Down		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Wood	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions:	N/A

Welcome to 50 Millview Rise SW, Calgary – offered for sale for the first time. This beautiful Bi-Level Split (with minimal stairs) offers over 1,500 sq ft on the main level and more than 3,000 sq ft of total living space, ideal for those seeking to age in place with comfort and convenience. The home is also completely Poly-B free for added peace of mind. Step inside to soaring vaulted ceilings, large windows, and an open-concept layout that creates a bright, airy feel. The main floor features a generous living, dining, and kitchen area with stainless steel appliances and sightlines from front to back, plus a breakfast nook overlooking the backyard and full walkout basement. A stunning stone-faced gas fireplace extends to the peak of the vaulted ceiling, adding warmth and character. Two bedrooms and 1.5 bathrooms complete the main level. The fully finished walkout basement offers ceiling heights tall enough to swing a golf club—a thoughtful design feature by the builder. This level includes two additional bedrooms, a den, a rec room, and a full bathroom, all filled with natural light from the walkout to the second outdoor space. This home is move-in ready or the perfect canvas for your personal touches, allowing you to make it your own. Located in Millrise, a community known for its family-friendly atmosphere, well-maintained properties, and easy access to amenities and green spaces.