

\$544,900 - 17 Millrise Lane Sw, Calgary

MLS® #A2261281

\$544,900

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.00 Acres

Millrise, Calgary, Alberta

Call your Realtor today to view this beautifully updated condo in Millrise, offering over 2,100 square feet of professionally developed living space and a rare double attached garage.

From the moment you step inside, youâ€™™ll be impressed by the bright and airy open-concept design, featuring vaulted ceilings, large windows, and a cozy wood-burning fireplace that anchors the main living area.

The show-stopping kitchen is a true highlight of the home, thoughtfully designed for both everyday living and entertaining. It features a massive central island with quartz countertops, custom soft-close cabinetry, upgraded fixtures, and clever pantry pulloutsâ€™™all finished with high-quality millwork that gives the space a polished, modern feel.

Up a short flight of stairs, youâ€™™ll find two generously sized bedrooms, a beautifully finished four-piece main bathroom, a convenient laundry room, and a stylish two-piece powder room. Continue up to the private primary retreat and prepare to be impressed. The spacious loft area is outfitted with custom cabinetry and can be used as a home office, reading lounge, or dressing area. The large primary suite offers a luxurious five-piece ensuite with dual sinks, a walk-in shower, and soaker tub, along with a walk-in closet complete with more custom millwork.



The fully developed basement provides even more flexible living space, ideal for a recreation area, home gym, or media room, with a tucked-away nook perfectly suited for a teen’s gaming setup or hobby space.

The attached double garage is insulated and features a 220V space heater along with a utility sink—perfect for pet owners or outdoor enthusiasts. Extensive updates throughout the home include central air conditioning, a new furnace and hot water tank installed in 2022, luxury vinyl plank flooring, modern lighting fixtures, pot lighting, and zebra blinds throughout.

This home is truly move-in ready and offers the perfect combination of style, space, and functionality in a well-managed complex. Don’t miss your chance to make it yours—book your showing today!

Built in 1982

Essential Information

MLS® #	A2261281
Price	\$544,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	17 Millrise Lane Sw
---------	---------------------

Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2C3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Native Plants
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	22
Zoning	M-C1 d38

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.