35 72 Millside Drive SW

Calgary | Active | MLS® A2305778

$499,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1995**	**1,149.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome Home to your tastefully remodeled villa! Serene location, and a quiet lifestyle, await you at this Adults only villa complex. Well maintained and groomed grounds make your afternoon walks magical. These villas are well designed and solidly built with high ceilings, great floorplans, and sturdy stucco and composite siding exteriors. Take a look at our virtual tour and book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2305778
Bedrooms	2
Bathrooms	2
Year Built	1995
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,149.06 sq. ft.
Condo Fee:	$342.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	2,863 sq. ft.
Lot Frontage:	31'1¼"
Front Exposure:	East

Unit Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1995 (Age: 31)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9511110
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Millside Villas
Community:	Millrise
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Adult Living, Board Approval, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'6" × 11'5" ·
Main Floor	Kitchen · 9' × 8' ·
Main Floor	Dining Room · 13' × 8'2" ·
Main Floor	Breakfast Nook · 8'9" × 7'11" ·
Main Floor	Bedroom - Primary · 16'11" × 13'3" ·
Main Floor	Bedroom · 10'6" × 9'4" ·
Lower Level	Game Room · 24'11" × 24'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Central Vacuum, High Ceilings, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d38
Listed Date:	Apr 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-72-millside-drive-sw-calgary-a2305778/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.