

# \$549,900 - 41 Millbank Bay Sw, Calgary

MLS® #A2087877

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,171 sqft

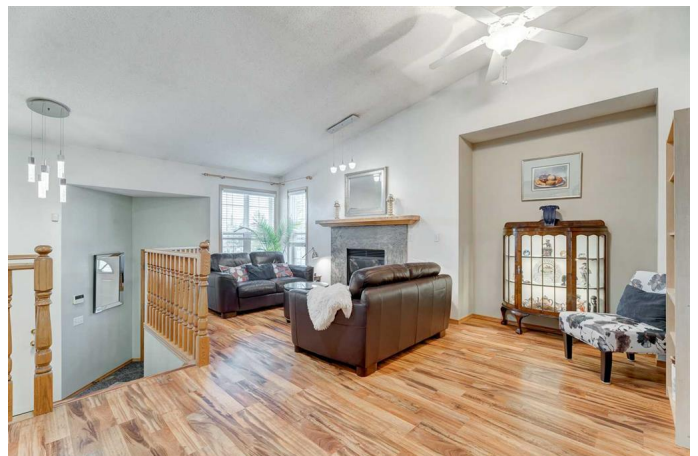
Residential on 0.11 Acres

Millrise, Calgary, Alberta

From the moment you walk in, you'll know this is a special Home! The large Foyer is perfect for welcoming guests. Natural light fills the Main Floor thanks to additional triple pane windows and the airy vaulted ceiling. Combining the Great Rm & Dining Rm allows for furniture layouts to change to suit any event. The Kitchen has generous cupboard & counter space. The only place better than the Breakfast Nook for your morning coffee is on the adjoined covered deck. The Master Bedroom has a Walk-in Closet, additional wardrobe and a private Ensuite. The two secondary Bedrooms are a great size and are either side of the beautiful Main Bath. Downstairs is a wide open Family Rm and Wet Bar. Perfect for however you entertain. The Bedroom benefits from an oversized window and the adjacent Full Bath acts as a pseudo-Ensuite. There's also a separate room perfect for Hobbies & Crafts or as developed Storage. The back yard is an oasis of annuals, perennials and trees. Being a corner lot, the massive sideyard can be an extension of the yard or used for RV storage. Located walking distance to restaurants, a coffee cafe, a pub, boutique shops, and a grocery store as well as schools, parks, playgrounds and bike / walking paths. You deserve to live this well! Make this home yours today!!

Built in 1991

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2087877    |
| Price          | \$549,900   |
| Sold Price     | \$565,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,171       |
| Acres          | 0.11        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 41 Millbank Bay Sw |
| Subdivision | Millrise           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 2Z1            |

### **Amenities**

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings             |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                   |
| Fireplaces        | Family Room, Gas, Great Room, Wood Burning                                                                          |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

**Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                    |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, Landscaped |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2023 |
| Date Sold      | November 8th, 2023 |
| Days on Market | 20                 |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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