

\$514,900 - 95 Millbank Hill Sw, Calgary

MLS® #A2145366

\$514,900

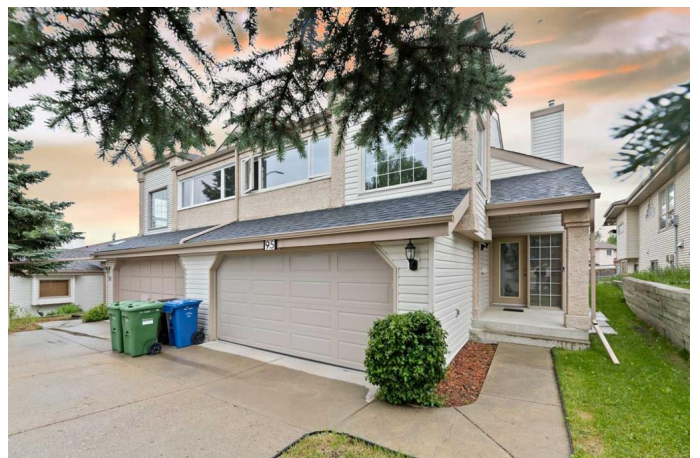
3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.09 Acres

Millrise, Calgary, Alberta

Welcome to 95 Millbank Hill SW! This unique villa-styled duplex (No condo fees) is a former show home offering 2,445 sq ft of gorgeous living space situated in a great community near Fish Creek Park!!

Upon entering the main level tiled foyer, you are greeted by stunning vaulted ceilings and an abundance of natural light streaming in from the many windows and glass block inserts. Up a few steps, the adjacent family room boasts beautiful ¾ inch hardwood flooring and features a gas fireplace with a natural stone surround and tiled hearth. You™ll love the mantle and many ledges and niches throughout, offering places to showcase your photos, treasures or plants. The hardwood flooring flows throughout the main level where you™ll find a convenient 4-piece bath (tile floor) with full vanity and glass shower / tub enclosure. A linen closet is thoughtfully located in the hall for even more storage. The primary bedroom offers a vaulted ceiling and a large window allows you to open the blinds and flood the room with light during the day. You™ll be delighted to walk through closets lining both sides of a hall to be greeted by the 4-piece ensuite bath (tile floor), which is bright and airy thanks to a window (complete with shutter) and glass block inserts. You™ll also appreciate all the storage offered by a large closet in the good-sized den which features a unique coffered ceiling. Up the hardwood stairs, you™ll find an ample sized tile floored kitchen and dining



area awash with natural light from the many windows. Offering stainless steel appliances, loads of cabinet and counter space and a coffee / breakfast bar, youâ€™ll love spending time here or on the covered balcony through the patio doors from a good-sized dining area. An additional perk is the laundry room with additional storage conveniently located down the hall!

The fully developed lower-level offers a huge family / rec room, a 3 piece-bath (tile floor) with full vanity and an enormous, tiled shower with glass doors as well as 2 good-sized bedrooms â€” making it an ideal space for teenagers!

The sunny south backyard offers you a patio for bbqing as well as a grassy area ideal for catching a few rays!!

Some of the many upgrades on this home include new siding and resilient roof (2022), new insulated garage door (fall 2023), resurfaced (epoxy) garage floor, â€œall-weatherâ€• windows, high rise toilets and ring door bell camera.

This home is ideally located within walking distance of Shawnessey/Fish Creek LRT stations as well as top-rated schools, playgrounds and an outdoor skating rink. Youâ€™ll have endless opportunities for outdoor recreation including hiking, biking and picnicking in nearby Fish Creek Park. The community also boasts nearby shopping centers, dining options and other amenities. Donâ€™t miss out on this great opportunity â€” call for your appointment to view this beauty today!

Built in 1992

Essential Information

MLS® #	A2145366
Price	\$514,900
Sold Price	\$560,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,362
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	95 Millbank Hill Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 5th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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