

\$590,000 - 44 Millside Crescent, Calgary

MLS® #A2149784

\$590,000

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.08 Acres

Millrise, Calgary, Alberta

INVESTORS AND FIRST TIME BUYERS!

This charming well-kept home with an illegal BASEMENT SUITE is where you need to put your money! Enjoy 3 bedrooms and 1 full bath on the main floor, plus a 1 bedroom and 1 full bath on the lower floor with separate entrance and separate laundry for each living space.

The main floor boasts a wood-burning fireplace for those cold winter nights and a gas line to the large newer back deck for those summer BBQs! This family home has undergone many improvements over the years including brand new flooring and paint just completed, new main floor bathroom (2022), new roof (2022), new windows (2021/2023), new water softening system (2024), new hot water tank (2020), new fence (2020), upgraded electrical (2017) and the build of a double detached garage (2015). The potential is endless with this home with R-C2 zoning, an excellent location, ample street parking and additional space in the paved laneway. Enjoy nearby amenities within walking distance such as the Fish Creek C-Train station, Shawnessy shoppes, excellent Montessori daycares, Fish Creek Park, and more. This house is vacant, ready to go, and won't last long! OPEN HOUSE Saturday July 20, 10am-12pm

Built in 1982

Essential Information

MLS® #

A2149784



Price	\$590,000
Sold Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Millside Crescent
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2P2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Cooktop, Electric Range, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 23rd, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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