

\$489,500 - 41, 72 Millside Drive Sw, Calgary

MLS® #A2161097

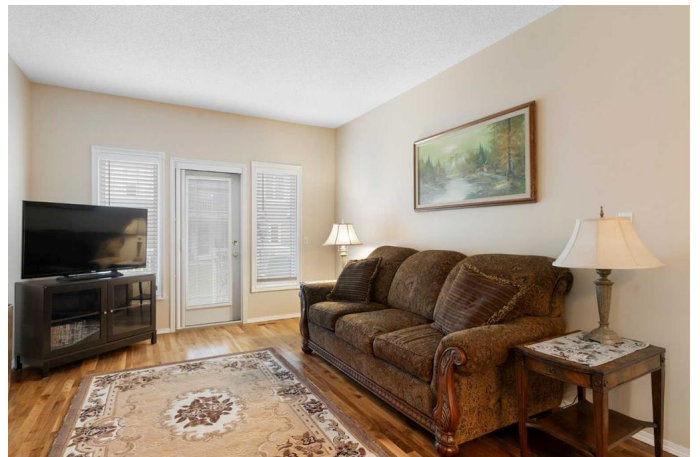
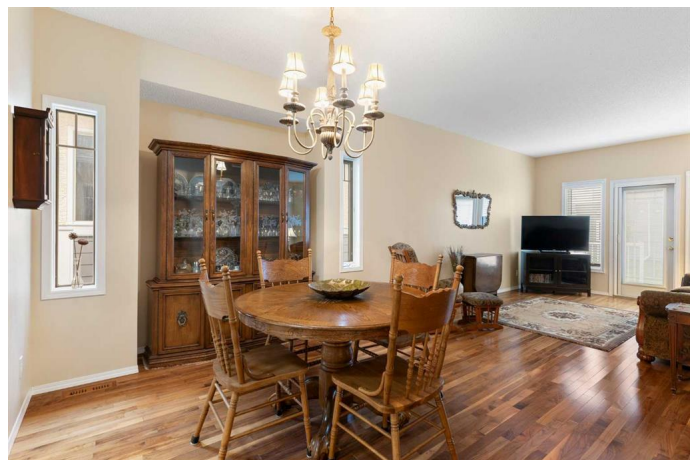
\$489,500

2 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.07 Acres

Millrise, Calgary, Alberta

Nestled in the tranquil community of Millrise, this beautifully updated 2-bedroom, 1.5-bath townhouse offers a perfect blend of comfort, convenience, and modern upgrades. The main floor welcomes you with ceramic tile, gleaming hardwood floors and a spacious, open layout. The kitchen, recently updated, showcases rich wood cabinetry, granite countertops, and some updated appliances, including a convenient drawer-style dishwasher. A cozy eating nook is surrounded by windows, allowing natural light to fill the space, and provides access to a private covered balcony—perfect for enjoying your morning coffee or evening relaxation. The large dining and living room combination offers plenty of room for entertaining, with patio doors leading to a deck that overlooks peaceful green space. The primary bedroom serves as a retreat with dual closets, a 4-piece ensuite, and an in-suite laundry area for added convenience, and the secondary bedroom, also located on the main floor, is perfect for guests, a home office, or additional living space. Downstairs, the fully finished basement expands your living space with a large family room, complete with a gas fireplace. The basement also features a spacious utility area with roughed-in plumbing, offering potential for further customization. Recent upgrades throughout the unit include newer windows & shingles, and newer blinds, ensuring the home is move-in ready. Additionally, this unit comes equipped with central air conditioning, perfect for staying cool



during warm summer months. Not to mention, the attached garage is drywalled, insulated, and painted. Living in Millside Villas means enjoying a low-maintenance lifestyle with low condo fees, beautifully managed grounds, and a quiet, mature neighbourhood. You'll love the proximity to Fish Creek Park, easy access to Macleod Trail, and the abundance of nearby amenities. This townhouse offers not just a home, but an enhanced lifestyle waiting to be enjoyed.

Built in 1995

Essential Information

MLS® #	A2161097
Price	\$489,500
Sold Price	\$484,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,143
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	41, 72 Millside Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3G8

Amenities

Amenities	None
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Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 15th, 2024
Days on Market	16
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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