

\$515,000 - 95, 72 Millside Drive Sw, Calgary

MLS® #A2163344

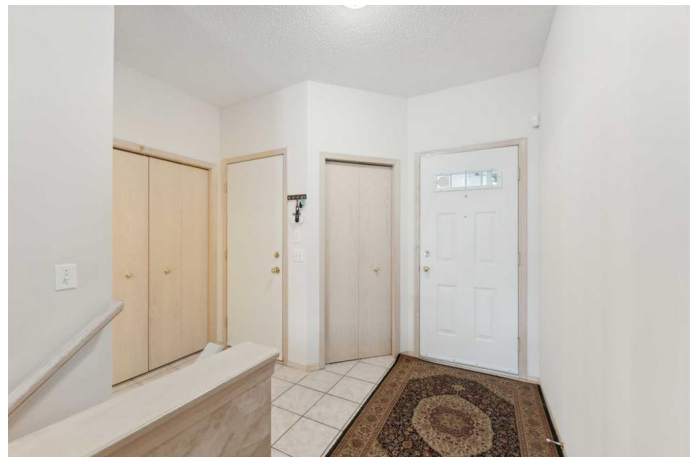
\$515,000

3 Bedroom, 3.00 Bathroom, 1,126 sqft

Residential on 0.08 Acres

Millrise, Calgary, Alberta

This charming 18+ bungalow villa located in the lovely community of Millrise is ready to welcome you home! Upon entering, enjoy the open spaces with high ceilings, large windows and sightlines throughout the main living area. The living and dining room area provide lots of room to host guests and family gatherings. The kitchen is well laid out with an updated appliance package in the last few years and lots of built-in cabinetry for storing your small kitchen appliances and pantry goods. Enjoy your coffee in the breakfast nook while soaking up the morning sunlight streaming in. Just off the breakfast nook is the balcony with lots of room for a BBQ and casual dining. The master bedroom is very spacious, ample room for a king sized bed, a walk-in closet and a 4 piece ensuite including a shower, jetted tub, large vanity and linen closet. The 2nd bedroom is also a good size with a large armoire for your clothing and still plenty of room for furniture. The room can be easily converted to a home office or den with French doors accessing the dining room. The main bathroom was renovated to add a shower stall for overnight guests and is also where you will find the stacked washer and dryer for main floor laundry access. In the entry way there is large closet providing ample storage for seasonal wear as well as a small broom cupboard for cleaning supplies. Going down to the lower level the high ceilings, large windows and walk out to the patio create another large welcoming space in the home.



Enjoy the fireplace on those cold winter nights, the options for this space are endless with room for a games table or a workout space as well as a lounging/TV area to. A generous 3rd bedroom on this level with a walk through closet and it's own access to the 4 piece bathroom provide a private space for guests or a roommate. The utility/storage room is large with built in shelving and cabinetry to help stay organized. A front attached double car garage with lots of room for shelving or a workbench completes this fantastic villa. The complex is extremely well managed and maintained. This condo is conveniently located with easy access to Macleod Trail, transit; including a nearby C-train station, Fish Creek park, shopping and other great amenities just a short distance away.

Built in 1995

Essential Information

MLS® #	A2163344
Price	\$515,000
Sold Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,126
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	95, 72 Millside Drive Sw
Subdivision	Millrise
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 3G8

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	No Smoking Home, Built-in Features, Ceiling Fan(s), Stone Counters, French Door, High Ceilings, Vinyl Windows, Jetted Tub, No Animal Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Garburator, Range Hood, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Glass Doors, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	November 8th, 2024
Days on Market	56
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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