



38 Millbank Hill SW
Calgary, Alberta

MLS # A2294549

\$585,000



Division:	Millrise		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,332 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Separate Entrance		

Inclusions: N/A

Welcome to this stunning, bright, and impeccably maintained villa-style bungalow in the highly desirable community of Millrise SW! Fully developed with a walkout basement and no condo fees or HOA fees, this home offers exceptional value, comfort, and flexibility. The main floor features a spacious front entry with ample closet space, an open dining area, and a large living room with a cozy fireplace—perfect for family gatherings and entertaining. The well-appointed kitchen opens onto a generous deck where you can enjoy beautiful views and outdoor living. The oversized primary bedroom includes a walk-in closet and a full ensuite bathroom and is currently being utilized as a successful Airbnb space. A convenient combined laundry and mudroom adds functionality, while a bright den or home office with a skylight completes the main level. The fully finished walkout basement offers an expansive family room with a bar area, kitchenette, a second bedroom, a full bathroom, ample storage space, and an additional den or reading room. Step outside to the walkout patio, an ideal setting for relaxing or entertaining guests. Recent upgrades include new windows, updated flooring throughout the basement, staircase, and upstairs bedroom, as well as central air conditioning, all installed in 2023. Ideally located close to Fish Creek Park, the C-Train/LRT, shopping, restaurants, banks, schools, and numerous amenities, this exceptional home truly offers the perfect combination of convenience, comfort, and lifestyle.