



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48 Millcrest Way SW
Calgary, Alberta

MLS # A2316404



\$499,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to 48 Millcrest Way SW, a fully developed detached home in the established community of Millrise offering 3 bedrooms, 1.5 bathrooms, and a very functional layout with plenty of usable space throughout. This well-maintained and upgraded vinyl windows throughout, newer appliances, and newer flooring in the throughout. The main floor offers an open-concept kitchen with ample cabinet space, easy flow into the dining and living areas. Upstairs, the primary bedroom and two additional bedrooms and a full bathroom provide flexibility for families, guests, or a home office. The partly developed basement adds valuable living space with a recreation room, laundry area, and a spacious crawl space for storage. Outside, the backyard offers plenty of room to enjoy and adds to the overall functionality of the property. There is single detached garage and additional parking beside it. Located close to schools, shopping, transit, parks, and Fish Creek Park, with quick access to major routes for an easy commute. A solid home in a convenient location to call it your new home. Book your showing today.