



GRASSROOTS
REALTY GROUP

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216 Millbank Road SW
Calgary, Alberta

MLS # A2332279



\$580,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,718 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Water Softener (as is)

Opportunity awaits in the established community of Millrise! This fully developed two-storey home offers a functional layout with over three levels of living space and is ready for your personal updates. The main floor features a formal living room, spacious dining area, breakfast nook, family room with fireplace, and a kitchen overlooking the east-facing backyard. Upstairs you'll find three bedrooms, including a primary suite with a 4-piece ensuite, while the fully finished basement adds additional living space and a third full bathroom. Located within walking distance to schools, parks, playgrounds, public transit, shopping, restaurants, and Fish Creek Provincial Park, this home offers exceptional potential in a highly desirable family-friendly neighbourhood. Complete with a double attached garage, this property is an excellent opportunity for first-time buyers, handy homeowners, renovators, or investors looking to add value in a desirable neighbourhood.