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## 41 Millbank Bay SW Calgary, Alberta

MLS # A2222216



\$639,900

Division: Millrise Residential/House Type: Style: Bi-Level Size: 1,165 sq.ft. Age: 1991 (34 yrs old) **Beds:** Baths: Garage: Double Garage Attached, Driveway Lot Size: 0.11 Acre Lot Feat: Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard

**Heating:** Water: High Efficiency, Forced Air, Heat Pump Floors: Sewer: Carpet, Granite, Linoleum, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:** 

Features: Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows

Inclusions: heat pump, wardrobe in primary bedroom

Big-ticket mechanical upgrades are already done, giving you comfort, efficiency, and peace of mind from day one. This well-cared-for 4-bedroom, 3-bathroom bi-level offers over 2,200 sq. ft. of developed living space on a desirable corner lot in the established community of Millrise. In 2024, the home received major updates including a high-efficiency furnace, heat pump, central air conditioning, triple-pane windows, and a new water softener system—all designed for modern efficiency and lower utility costs. Most appliances and lighting have also been upgraded to energy-efficient models, making this a smart long-term investment as well as a welcoming home. The upper level is filled with natural light, featuring a bright living room with a gas fireplace and a well-planned kitchen complete with granite countertops, newer stainless steel appliances, and a hood fan vented to the exterior. The adjoining breakfast nook opens to a covered deck, creating a perfect space for morning coffee or relaxed summer evenings. The primary bedroom includes both a walk-in closet and an additional wardrobe, along with a private 4-piece ensuite. Two more bedrooms and another full bathroom complete the main level, offering comfortable family living. The fully finished basement adds even more versatility with a large recreation space, retro-style wet bar, and a freestanding cast iron gas stove that adds unique character and warmth. A spacious fourth bedroom (non-egress), a 3-piece bathroom, and generous storage round out the lower level. Outside, the private backyard is shaded by mature trees, offering a peaceful space to personalize, while the wide side yard—thanks to the corner lot positioning—opens up possibilities for gardening, play space, or future landscaping ideas. Located just minutes from CTrain stations, Shawnessy Shopping Centre, Costco, schools,

arks, and an extensive network of pathways, this home delivers a blend of community connection, modern upgrades, and everyd onvenience that's hard to beat.