



GRASSROOTS
REALTY GROUP

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41 Millbank Bay SW
Calgary, Alberta

MLS # A2222216



\$654,900

Division:	Millrise		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,165 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard		

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

New Big Ticket Mechanical Items Completed! This well-maintained 4-bedroom, 3-bathroom bi-level home offers over 2,200 sq ft of developed living space on a corner lot in the established community of Millrise. With significant mechanical upgrades completed in 2024—including a high-efficiency furnace, heat pump, triple-pane windows throughout, and central air conditioning, new Water Softener System—this home offers comfort and efficiency year-round. Most appliances and all lighting have been updated to energy-efficient models, supporting lower utility costs and modern living. Inside, the upper level features a bright and open living room with large windows and a gas fireplace, plus a well-designed kitchen with granite countertops, newer stainless steel appliances (including a hood fan that vents outside), and a spacious breakfast nook that opens to a covered deck—perfect for morning coffee or summer BBQs. The primary bedroom includes a walk-in closet, additional wardrobe, and a 4-piece ensuite. Two additional bedrooms and a full bath complete the main floor. The fully finished basement expands your living space with a large recreation room, a retro-style wet bar, and a freestanding cast iron gas stove that adds warmth and charm. You’ll also find a spacious fourth bedroom (non-egress window), a 3-piece bathroom, and ample storage throughout. Outside, the private backyard offers mature trees and endless potential to create your own retreat. The large side yard, due to the corner lot, provides additional flexibility for landscaping or gardening. Location Highlights: Enjoy the convenience of living just minutes from CTrain stations, Shawnessy Shopping Centre, Costco, and a wide range of other retail and dining options. Families will love the nearby parks, good schools, and access to extensive pathway systems that make

Millrise a sought-after and connected community.