



GRASSROOTS
REALTY GROUP

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14993 5 Street SW
Calgary, Alberta

MLS # A2226537



\$549,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,217 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parkade, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover this charming detached 2-storey home with a developed basement in the desirable Millrise community! Conveniently located within walking distance of Fish Creek Park and Shawnessy LRT Stations, you'll have easy access to shopping, cinemas, restaurants, and more. The spacious living room features large windows that let in abundant natural light, creating a warm and welcoming atmosphere. Cook and entertain in the bright kitchen, complete with stainless steel appliances, ample cabinetry, and a generous dining area. Step outside through the patio doors to your west-facing backyard, where you can relax on the expansive deck or use the gravel parking pad. The second floor offers a master bedroom, two additional bedrooms, and a full bath, perfect for family living. The fully finished basement includes a cozy family room, a fourth bedroom, a laundry/utility room, and plenty of storage space. This home is ideal for first-time buyers or investors looking for a fantastic opportunity. Don't wait—call today to your favorite realtor schedule your showing!