79 Millbank Crescent SW
Calgary, Alberta

MLS # A2232848

$619,800

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	**Age:**	1989 (36 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions:	None

Open House Saturday July 12, 2:00-4:00. Welcome to this spacious and well-cared-for 4-bedroom, 3.5-bathroom family home located on a quiet street in the desirable community of Millrise. Major updates include new windows (2018) and a new roof (2017), new flooring (2024), fresh paint job (2022), offering peace of mind and long-term value. The main level features a bright living room with vaulted ceilings, a formal dining area, a functional eat-in kitchen, and a cozy family room with access to a private rear deck—ideal for family gatherings and entertaining. A side mudroom entrance with main-floor laundry adds extra convenience. Upstairs, you’ll find three comfortable bedrooms, while the fully developed basement offers a 3-piece bathroom, large bedroom, walk-in pantry, and ample additional living space. Located within walking or biking distance to Janet Johnstone and Samuel W. Shaw Schools, parks, playgrounds, and transit. Enjoy easy access to Sobey’s, restaurants, shopping in Shawnessy, and Fish Creek Park. Key Highlights: New windows (2018) New roof (2017) Fully developed basement Walking distance to schools and parks Convenient access to shopping, LRT, and major amenities This home offers great value in a sought-after location—perfect for growing families or first-time buyers. Don’t miss your chance—book your private showing today!