



**GRASSROOTS**  
REALTY GROUP

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**1220 Millcrest Rise SW**  
**Calgary, Alberta**

**MLS # A2248820**



**\$519,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                   |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,405 sq.ft.               | <b>Age:</b>   | 1983 (42 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** None

OPEN HOUSE - Sunday (August 17) from 12:00 pm till 2:00 pm! Welcome to this well-maintained and inviting 3-bedroom home, perfectly situated on a quiet street close to schools, shopping, parks, and transit. Offering a spacious and functional layout, this property is an excellent choice for first-time buyers or investors looking for a solid, move-in-ready home in a family-friendly neighbourhood. The main floor boasts both a bright living room and a cozy family room, complete with a wood-burning fireplace, perfect for those cooler evenings. The large kitchen features an eating area that overlooks the family room and is equipped with a brand-new fridge, an electric range and a range hood. A formal dining area, a convenient half bath, and both a side entry and sliding patio doors leading to the backyard add to the home's functionality. Upstairs, you'll find a generous primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a 4-piece bathroom, ideal for a growing family. Additional highlights include laminate flooring in neutral tones, some updated vinyl windows, and a double detached garage for secure parking and storage, and in the basement utility area, a dryer and washer for your convenience. With its great location, spacious interior, and charming details, this home offers an unbeatable opportunity to create lasting memories or generate rental income.