



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

76 Millbank Close SW
Calgary, Alberta

MLS # A2255226



\$475,000

Division:	Millrise		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,870 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Gate		
Lot Size:	0.11 Acre		
Lot Feat:	Treed		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Quartz Counters, Storage		

Inclusions: Hot Tub

Opportunity knocks this AS-IS, WHERE-IS boasts 1870sqft 4 level Split with 4 bedrooms, 2.5 bathrooms, and 3 living spaces ideal for INVESTORS, RENOVATORS, OR HOMEOWNERS READY TO BRING THEIR VISION TO LIFE. While the home is in need of cosmetic updates like new flooring, fixtures, fresh paint, and landscaping touch-ups, many of the BIG-TICKET UPGRADES HAVE ALREADY BEEN TAKEN CARE OF: Roof replaced (2022), some Triple-pane Windows (2020), New Stucco/Parging (2022), Furnace - Hot water tank - Central A/C - Garage heater (2019). Check out the RV Parking and HUGE garage offering an 11 foot high door, room for a lift! With these major improvements already in place, you can focus on the fun part—designing the interior and yard to match your style. This is TRULY A FIXER-UPPER WITH INCREDIBLE POTENTIAL—a rare chance to own in one of SW Calgary’s established communities at an excellent price point. Whether you’re looking for your next investment project or a place to transform into your dream home, this property is a must-see. Book Your Tour Today, before it is SOLD.