



GRASSROOTS
REALTY GROUP

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14993 5 Street SW
Calgary, Alberta

MLS # A2260094



\$519,900

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

Welcome to this delightful 2-storey detached home, ideally located in the highly sought-after community of Millrise. Just a short walk to Fish Creek Park and Shawnessy LRT Station, you'll enjoy quick access to shopping, restaurants, cinemas, and more — everything you need is just minutes away! Inside, the spacious living room is filled with natural light thanks to large windows that create a bright and welcoming atmosphere. The kitchen is a home chef's dream, featuring stainless steel appliances, ample cabinetry, and a generous dining area that's perfect for everyday meals or entertaining guests. Step through the patio doors to your west-facing backyard, complete with a large deck ideal for relaxing or hosting BBQs. There's also a gravel parking pad for added convenience. Upstairs, you'll find a comfortable primary bedroom, two additional bedrooms, and a full bathroom — perfect for families or guests. The fully finished basement offers a cozy family room, fourth bedroom, laundry/utility area, and plenty of storage, providing versatile space to suit your needs. Whether you're a first-time homebuyer or an investor looking for a great opportunity, this home is a must-see! Don't wait — call your favorite REALTOR® today to schedule a private showing!