



GRASSROOTS
REALTY GROUP

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23 Millside Crescent SW
Calgary, Alberta

MLS # A2267817



\$525,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Heated G		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Perfect starter home, with a short walk to LRT and one-of-a-kind interior. Featuring: 1,344 sq ft, 4 bedrooms, 2.5 bathrooms, Fully finished basement, addition to rear of home, A/C, hardwood, updates, oversized single detached garage (heated) & so much more. All located in the well established SW Calgary community 'Millrise' - enjoy Easy access to downtown, major highways, LRT, shopping, schools, restaurant and more! Step inside to your sun soaked interior with large withdraws spanning across the front letting in sunlight, with the living space open with the kitchen nook connected seamlessly. Off that space is the beautiful kitchen, featuring: Lots of cabinet space, SS appliances, and lots o space to prepare with, with additional pantry space off the kitchen ensuring youll always stay organized. The main floor is complete with a unique addition off the back to the floor plan, with a cozy fireplace for the cooler days, and large windows allowing ample lighting, as well as scenic views of the beautiful yard. Main floor is complete with half bath, and mud room. Backyard has a huge sized deck, with small area with sod for activities and two tier space with brick, and plants making it a inviting and perfect place for entertainment. Upstairs, find 3 bedrooms. One of which being the good sized primary. To complete upper level is a tiled full bathroom, with bath shower combo, vanity and toilet. Basement is fully finished with open risers stair case, large living space, wet bar, separate room used for gym now (could be used for office, additional entertainment space, & more), as well as a bedroom with full ensuite. Located on a quiet street, short walk to the LRT, fish creek, parks, stores and so much more.