



**23 Millbank Drive SW  
Calgary, Alberta**

**MLS # A2288793**



**\$669,999**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, In Garage Electric Vehicle Ch		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub		
<b>Inclusions:</b>	N/A		

Freshly renovated and thoughtfully upgraded, this inviting two-storey home sits on a corner lot in the established community of Millrise, backing across the alley to a green park space that adds openness and everyday privacy. Offering 1,502 square feet above grade with 3 bedrooms and 2.5 bathrooms, the home blends modern updates with a warm, functional layout designed for comfortable family living. Inside, extensive renovations create a clean, refreshed feel throughout. Refinished hardwood floors anchor the main level, complemented by new lighting, updated blinds, and a freshly painted interior and exterior. The kitchen has been revitalized with new countertops, upgraded appliances, a new garburator, and smart switches that enhance convenience and efficiency. A smart thermostat, fibre internet upgrade, and smart front-door lock support modern living while adding everyday ease. Upstairs, the bedrooms are bright and welcoming, while the bathrooms have been refreshed with new vanities and toilets for a cohesive, move-in ready finish. The fully finished basement adds valuable living space with new carpet on the stairs and lower level, creating a comfortable area for recreation, work, or relaxation. Behind the scenes, major mechanical upgrades offer long-term peace of mind, including new sewer plumbing to the city line, a new furnace, new air conditioning, and a new back-flow valve in the main plumbing system. Outside, the corner lot setting provides added flexibility with a new fence between neighbours, a separate dog run, and updated exterior light fixtures. The garage is equipped with an electric heater, EV plug and a built-in workbench, making it a practical space year-round. Set within Millrise's quiet suburban vibe, residents enjoy mature streetscapes, nearby parks and pathways, and convenient access to Fish Creek Provincial Park and the amenities

of Shawnessy. With schools, transit, and major routes close by, this is a thoughtfully updated home that combines modern comfort with a relaxed, family-friendly setting.