



**232 Millbank Drive SW  
Calgary, Alberta**

**MLS # A2294156**



**\$589,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Closet Organizers, Laminate Counters, No Smoking Home, Wood Windows		

**Inclusions:** n/a

If you're looking for an affordable, beautifully maintained home in a mature south community—just steps from parks, schools, transit, and shopping—this property truly stands out. This charming west-facing residence is only a short walk to the local school and Millrise Park, and offers quick access to public transit for effortless commuting. With more than 2,400 sq. ft. of developed living space across two storeys and a fully finished basement, the home provides an ideal blend of comfort, functionality, and room to grow. The upper level features three generously sized bedrooms, including a spacious primary suite with its own full ensuite. A fourth bedroom and an additional full 3 piece bathroom are located in the lower level, perfect for guests, teens, or extended family. The main floor showcases a traditional, well-proportioned layout designed for larger gatherings and everyday living. Gleaming, meticulously maintained hardwood floors add warmth and character throughout. The inviting family room, complete with a stone-surround wood-burning fireplace, creates a cozy retreat on cooler evenings. The bright, oversized kitchen offers ample cabinetry, newer stainless steel appliances, and a rare feature—two large windows that fill the space with natural light. While the laundry is currently located in the basement, the home is equipped with hookups on the main level should you prefer the convenience of relocating it. The lower level also includes abundant storage and a dedicated workbench area for hobbyists or DIY enthusiasts. The front yard is beautifully landscaped with lawn, wooden deck, children's playhouse, mature shrubs, and trees, all enclosed by a secure chain-link fence. The private, low-maintenance backyard features a stone patio, vibrant flowers, and shaded areas—an ideal escape during warm summer days. The double car

detached oversized garage will give you generous space for vehicles and year-round storage, making everyday living even more convenient This is a wonderful opportunity to own a lovingly cared-for home in a highly desirable location, offering both charm and practicality in equal measure.