



**92 Millcrest Green SW
Calgary, Alberta**

MLS # A2294599



\$549,900

Division:	Millrise		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge downstairs, vacu-flo cannister, hasn't been used for a long time.

Great opportunity to get into the desirable SW community of Millrise. This bright fully finished bungalow has been in the family for 23 years and checks all the boxes. Location, convenience and accessibility, numerous upgrades and revenue potential. Situated close to shopping and good access to Stoney Trail, walking pathways, walk-in medi centre, 24 hour convenience stores as well as proximity to Fish Creek Park. Upgrades include new vinyl flooring [2025], triple pane windows up and down with custom coverings [2024], siding, eavestroughs and garage door [2022], complete painting [2023], fence [2019], water tank [2020], Premium Malarky Legacy shingles [2018]. This 1,093 sq foot bungalow with beautiful southern exposure has 3 bedrooms and 1 bath up. The fully finished basement has a secondary kitchen in the illegal suite [studio] complete with an egress window. There is a 4 piece bath and a large family room/bedroom that could be incorporated into the studio area if legalizing a suite [city approval needed] is in your future. A convenient side entrance sets up nicely for just that. There is an oversized 24x22 garage that has tons of storage, is insulated and has a forced air furnace. Enjoy the southern sun from the private patio coming off the side entrance as well as the generous front veranda. There is also an area for gardening. An extra bonus of RV parking and great neighbors rounds out this impressive offering.