



**130 Millbank Hill SW
Calgary, Alberta**

MLS # A2296213



\$430,000

Division:	Millrise		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	913 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to this thoughtfully updated 3-level split in the established and family-friendly community of Millrise. Freshly painted throughout the main and upper floors, this home offers a bright, clean feel and a layout designed to make everyday living simple and comfortable. The main level is filled with natural light, with vaulted ceilings and a skylight over the kitchen creating an open and airy atmosphere. The living room centers around a gas fireplace, offering a natural place to unwind at the end of the day, while the adjoining dining area and functional kitchen with pantry keep everything connected and easy whether you are hosting or enjoying a quiet night at home. Upstairs, the primary bedroom is designed with convenience in mind, featuring three closets for practical storage, a private ensuite, and direct access to the backyard. Whether it's morning coffee outside or easy access for pets, this connection to the yard adds a layer of day-to-day ease. A second bedroom and full bathroom provide flexibility for guests, or visiting grandchildren. The lower level adds valuable living space with a large rec room that can adapt to your needs, along with an additional bathroom/laundry room and extensive storage space, including a separate area ideal for pantry or general household storage. Outside, the backyard offers a manageable outdoor space with raised garden beds, a storage shed, and room to relax or entertain without the upkeep of a larger lot. The location supports a balanced lifestyle, with shopping, restaurants, schools, parks, and pathways nearby for daily routines and outdoor time. Quick access to CTrain stations makes commuting downtown straightforward, while Macleod Trail and Stoney Trail provide an easy route for getting around the city or heading to the mountains. This is a home that offers comfort, functionality, and a strong sense of community,

well suited for a small family, downsizers, or anyone looking to enjoy a connected suburban lifestyle.