



**52A Millcrest Green SW
Calgary, Alberta**

MLS # A2301094



\$400,000

Division:	Millrise		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	796 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, See Remarks		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks		

Inclusions: None

Tucked into a quiet cul-de-sac in Millrise, this bright and well-cared-for 2 bedroom home offers over 1,150 sq ft of developed living space, giving you the space and functionality that's often hard to find at this price point. From the moment you walk in, the natural light and thoughtful layout make it feel comfortable, easy, and livable. The main floor features maple hardwood flooring and an updated kitchen complete with full-height custom cabinetry, granite countertops, marble tile backsplash, stainless steel appliances, and pot lighting. It's a space that works whether you're cooking at home or just enjoying a quiet night in. Upstairs, you'll find two generous bedrooms and an updated full bathroom. Downstairs, the fully finished basement adds a large rec room, 2 piece bathroom, and laundry area — perfect for extra living space, a home office, or a place to unwind. Key updates include triple pane windows, shingles (approx. 5 years), and an updated high efficiency furnace, offering peace of mind on the big ticket items. Located just minutes from the Millrise LRT, shopping, schools, and everyday amenities, this is a home that balances comfort, convenience, and long-term value.