

\$749,000 - 31 Millbank Court Sw, Calgary

MLS® #A2223697

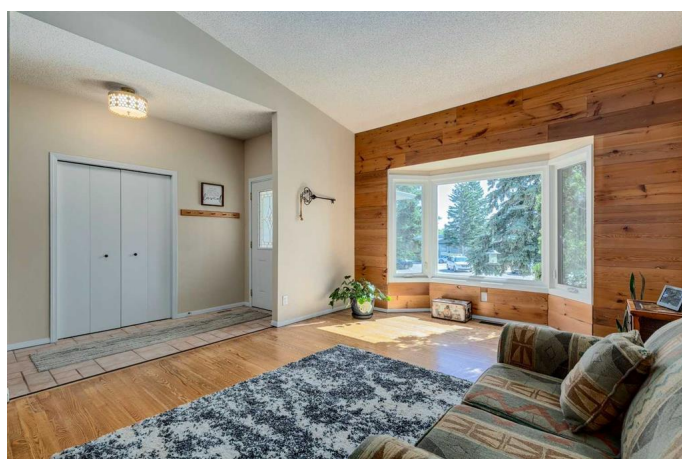
\$749,000

3 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.18 Acres

Millrise, Calgary, Alberta

Once in a long while weâ€™re lucky enough to see a home that has been truly loved; where the owners have been constantly updating, renovating, mowing and painting for years, ensuring the utmost in maintenance. The location couldnâ€™t be better as it is situated on a gorgeous, large lot in a very quiet cul-de-sac in Millrise. While the yard and home enjoy absolute quiet; shopping, dining, LRT and MacLeod Trail are all within a mile, offering the utmost convenience and ease of access. The trees in the stunning yard were planted strategically to provide the utmost in privacy. Other features of the yard include a gravelled RV parking spot, a portico, paving stone patio area for BBQ and seating and a gravelled, fenced dog run where your pets can even enjoy an awning for shade on hot days. The main floor offers a spacious living room, dining room, kitchen with wonderful butcher block counter-tops, a main floor family room and a sunroom that will be the envy of all your friends. Upstairs youâ€™ll find the master suite with a large walk-in closet and three-piece bath featuring a really spacious shower, two additional bedrooms and a four-piece main bath. The basement level features a walk-up entrance to the back yard as well as a media area, bar area (readily converted to a kitchen if desired), the fourth bedroom with an egress window and another bathroom with tiled walls making it a perfect place to bathe your pets in addition to being a lovely shower for guests or family. Imagine moving your



family into a four bedroom, 3 ½ bath home where you are not required to do a single thing except ENJOY!

Built in 1982

Essential Information

MLS® #	A2223697
Price	\$749,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Millbank Court Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2C8

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, High Speed Internet Available, Natural Gas Connected, Phone Available, Underground Utilities
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Concrete Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s), Bar, Wood Counters, Central Vacuum, Wet Bar, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Bar Fridge, Disposal, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Family Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Storage, Awning(s), Dog Run, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, Dog Run Fenced In, Gazebo, Irregular Lot, Treed, Yard Drainage
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	16
Zoning	R-C1

Listing Details

Listing Office	Real Estate Professionals Inc.
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