

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

MLS® #A2223697

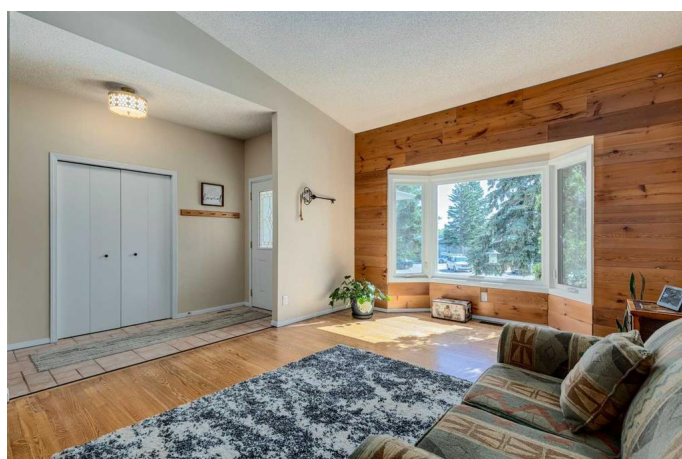
**\$749,000**

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	2
Zoning	R-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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