

**38 Millbank Hill SW**  
**Calgary, Alberta**

**MLS # A2294549**



**\$635,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Separate Entrance		

**Inclusions:** N/A

Welcome to this Stunning, open, bright and immaculate home in Millrise SW! Villa style Bungalow, Fully developed with WALKOUT BASEMENT. Features No condo fees OR HOA fees! The main floor boasts a large entry with closets, open dining and LARGE living area with gas fire place & spacious kitchen opening on to a large deck with great views! The oversized master bedroom offers a full bath & walk in closet. Master bedroom is currently using for the Airbnb. A combine laundry & mud room area also on the main level. A den or office with a bright skylight located on the main floor. Down stairs you will find a huge family room complete with bar area and 2nd bed room, 2nd full bath, ample storage and a reading room/den. The walkout patio is perfect spot for entertaining! New windows, flooring, (downstairs, staircase, upstairs' bedroom and A/C installed in 2023. With a prime location close to the LRT, Fish Creek Park, Shopping, restaurants, bank, schools, and more, This house truly has it all.