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162 Millbank Hill SW
Calgary, Alberta

MLS # A2353238

$525,000

Division:	Millrise		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,294 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-C2
Foundation:	Preserved Wood	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage		

Inclusions: ceiling fan

Beautiful bilevel style duplex with no condo fees!! Just received a major update . 1294 SQ.FT. main floor with fully developed basement. 3 full baths! 22' x 21 insulated front drive garage with lots of storage space. Main floor features new laminate flooring an open concept kitchen living room and dining room with high vaulted ceiling and skylight. Corner gas fireplace and private front covered balcony adds to your year round comfort. 2 Large bedrooms and 2 full bathrooms up Primary bedroom has a walk in closet. recent upgrades include all poly B replaced, freshly painted ,new lighting and flooring though out the majority of the home. New windows 2019. Shingles replaced in 2021. This home is perfectly situated close to LRT. shopping and schools. Fish Creek Park is close by! Directions:

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