

\$450,000 - 31, 72 Millside Drive Sw, Calgary

MLS® #A2193250

\$450,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft
Residential on 0.07 Acres

Millrise, Calgary, Alberta

This GEM OF A PROPERTY is nestled in the fantastic tranquil community of Millside Villas and has been IMPECCABLY MAINTAINED by the ORIGINAL OWNER. This villa has had extraordinary exterior upgrades and boasts a thoughtfully designed interior. The main level is warm and inviting with a spacious living and dining area elegantly separated by a THREE SIDED GAS FIREPLACE offering a cozy ambiance from every angle. The living room overlooks a lush common green space, creating a serene atmosphere to enjoy the outdoors. The kitchen boasts a charming breakfast nook bathed in east facing sunlight with access to a COVERED PRIVATE BALCONY perfect for morning coffee or evening relaxation. There are TWO well-appointed BEDROOMS both with lovely large windows allowing natural light to cascade in while the 1.5 BATHS and UPSTAIRS LAUNDRY complete this upper level. The lower level remains undeveloped and boasts an additional laundry area, roughed in plumbing and endless possibilities to customize the space to meet your needs. With a NEW FURNACE, and AIR CONDITIONER in AUGUST 2024, NEWER HOT WATER TANK and NEW INSULATED GARAGE DOOR in 2023 this villa is move in ready. Do not delay...make it your own today !



Built in 1995

Essential Information

MLS® #	A2193250
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	31, 72 Millside Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2P5

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave Hood Fan, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile, Three-Sided
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 26

Zoning MC-1

Listing Details

Listing Office RE/MAX First

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