

# \$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, long while weâ€™re lucky enough to see a home that has been truly loved; where the owners are constantly updating, renovating, mowing, painting etc. until all you see is perfection. Donâ€™t miss this opportunity to see 31 Millbank Court S.W.!

It is situated on a large lot in a very quiet cul-de-sac in Millrise. Shopping, dining, LRT and MacLeod Trail are all within a mile, offering the utmost convenience, but you will only be aware of the serenity and beauty of the yard and comfort of the home. The trees in the stunning yard were planted strategically to provide the utmost in privacy. Imagine moving your family into a four bedroom, 3 ½ bath home where you are not required to do a single thing except move in and enjoy! 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 back 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. Don't delay, call your favorite realtor and arrange to see this home



right away!

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	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

### **Interior**

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

### Exterior

Exterior Features	Awning(s), Balcony, Dog Run, Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gazebo, Irregular Lot, Landscaped, Lawn, Private, 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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