

44 Millcrest Way SW
Calgary, Alberta

MLS # A2214646



\$549,999

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Tile, Vinyl		
Roof:	Asphalt		
Basement:	Full, Partially Finished		
Exterior:	Composite Siding, Concrete, Wood Frame		
Foundation:	Poured Concrete		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: N/A

Affordable Entry-Level Home in Millrise, SW Key features: · 3 Bedrooms plus a bonus room in the basement · Bright living area with large, updated windows · 1 full and 1 half baths · New furnace (2024), new roof (2024), HWT replaced in 2021 · East facing massive deck · Double garage with a parking pad · Easy access to public transportation, playgrounds, and Shawnessy Shopping Centre featuring Sobeys, Shoppers Drug Mart, Starbucks, and more for your daily needs. · Excellent public and Catholic schools, including Janet Johnstone School and Our Lady of Peace School, serving the community. · Proximity to Fish Creek Provincial Park, offering over 100 km of trails for hiking, biking, and nature walks. · Move-In Ready Visit the brochure here: <https://hometrova.com/listings/44-Millcrest-Wy>