

**68 Millbank Crescent SW
Calgary, Alberta**

MLS # A2165452



\$475,000

Division:	Millrise		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,924 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings		

Inclusions: Hot tub

Opportunity is knocking! This solidly built home needs some TLC and presents an excellent opening for the right person to put in some sweat equity. Located at the end of a cul-de-sac yet in walking distance to schools, shopping and the LRT, this 4 level split has a terrific floor plan. Step in the front door and you're greeted by the living room and dining room with vaulted ceilings and cosy fireplace. The kitchen is welcoming and there is room for a table as well. Steps away, you'll find a full bath and bedroom, which could be great if you have someone with mobility issues. Then, you'll find a huge family room with second fireplace. The second floor has a traditional layout out with a primary bedroom and full ensuite as well as 2 secondary bedrooms and a full bath, making for a total of 4 bedrooms and 3 full baths above grade. The basement has a second family room, laundry, flex room and a huge storage area. At this price, this wont last long, call your favourite Realtor to view!