

# \$499,900 - 164 Millbank Drive Sw, Calgary

MLS® #A2205453

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,627 sqft  
Residential on 0.08 Acres

Millrise, Calgary, Alberta

Open House! Saturday, April 12th, 2025, from 1:00 PM to 4:30 PM. Discover exceptional value in quiet, family-friendly Millrise - Welcome to 164 Millbank Drive SW! This spacious 2-storey home features a popular, timeless floor plan with vaulted ceilings, abundant natural light, and generous room sizes. The bright & open front living and dining area flow seamlessly into the kitchen, casual dining area, and family room complete with a cozy fireplace. Enjoy the convenience of the main floor laundry, 2-piece guest bathroom, and easy access to the rear deck and backyard from the kitchen. Upstairs, you will find the large primary bedroom & 2 additional bedrooms with ample space. The 4-piece main bathroom includes walk-in shower, a jetted soaker tub, and dual access to the primary bedroom. Downstairs is undeveloped and ready for you to put your ideas to work! Recent upgrades include a new central A/C and hot water tank in 2024 to ensure year-round comfort and efficiency. A large backyard shed provides plenty of storage. This prime location is close to all levels of schools & beautiful Fish Creek Park. Plus, enjoy the convenience of nearby Shawnessy shopping, movie theatres, restaurants, the YMCA, and two LRT stations. Located in a quiet, family-friendly neighborhood, this home is ready for you to make it your own! Book your viewing today!

Built in 1989



## Essential Information

MLS® #	A2205453
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,627
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	164 Millbank Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2H5

## Amenities

Parking	None, On Street
---------	-----------------

## Interior

Interior Features	Built-in Features, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Lane, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.