



THE
A-TEAM

**RE/MAX
FIRST**

94 MILLRISE Boulevard, Calgary T2Y3C9

MLS® #: **A2132716**

Area: **Millrise**

Listing Date: **05/15/24**

List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **3,322 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street**

DOM

48
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Other**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Wood Frame**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`2" x 11`2"	Bedroom - Primary	Main	9`11" x 12`6"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`11" x 11`8"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	9`5" x 10`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9411694

Zoning:
R-C1N

Remarks

Pub Rmks: **Walkout Bungalow for sale in SW Millrise. Eay to access to fish creek LRT, Fish Creek park and shopping mall. The home is beautifully landscaped walkout with 3 bedrooms, 2 full bathrooms, vaulted ceiling and a large kitchen upstairs. Downstairs indudes a large family room and one full bathroom. Built in 1996, well maintained, upgraded kitchen and bathroom counter. tops with abundance of natural light.**

Inclusions:
Property Listed By: **Call seller directly
Honestdoor Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







