



THE
A-TEAM

**RE/MAX
FIRST**

68 MILLBANK Crescent, Calgary T2Y 2H2

MLS®#: **A2165452** Area: **Millrise** Listing **09/12/24** List Price: **\$475,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **1,924**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,014 sqft** Ttl Sqft: **1,924**
 Lot Shape:

DOM

7
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Cul-De-Sac,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,High Ceilings**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|----------------------|
| Living Room | Main | 12`9" x 13`11" | Dining Room | Main | 11`6" x 11`5" |
| Eat in Kitchen | Main | 12`0" x 14`1" | 3pc Ensuite bath | Main | 0`0" x 0`0" |
| Bedroom | Main | 11`10" x 14`4" | Family Room | Main | 14`2" x 18`1" |
| Bedroom - Primary | Second | 11`10" x 14`9" | 4pc Ensuite bath | Second | 0`0" x 0`0" |
| Bedroom | Second | 10`2" x 10`2" | Bedroom | Second | 9`1" x 9`5" |
| 4pc Bathroom | Second | 0`0" x 0`0" | Storage | Basement | 7`0" x 7`0" |
| Family Room | Basement | 14`2" x 18`1" | Flex Space | Basement | 11`2" x 13`8" |

Laundry Basement 5`8" x 4`8" Legal/Tax/Financial

Title: Zoning: R-C1N
Fee Simple
Legal Desc: **8711583**

Remarks

Pub Rmks: **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!**

Inclusions: **Hot tub**
Property Listed By: **RE/MAX Realty Professionals**

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







