

**25 MILLBANK Bay, Calgary T2Y 2Z1**

MLS®#: **A2189500** Area: **Millrise** Listing Date: **01/30/25** List Price: **\$679,000**  
 Status: **Active** County: **Calgary** Change: **+\$10k, 30-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **4,542 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,195**  
 Low Sqft:  
 Ttl Sqft: **1,195**

DOM

**2**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Gazebo,Lawn,Landscaped,Pie Shaped Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard,Storage** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Gas Water Heater,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bar,Bookcases,Built-in Features,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 6`10"	Living Room	Main	11`7" x 12`5"
Dining Room	Main	9`7" x 13`0"	Kitchen	Main	13`1" x 13`5"
Bedroom - Primary	Main	11`7" x 12`0"	Bedroom	Main	10`2" x 11`7"
Bedroom	Main	8`2" x 9`8"	Family Room	Basement	11`6" x 17`8"
Game Room	Basement	14`7" x 16`8"	Den	Basement	9`8" x 12`1"
Bedroom	Basement	9`3" x 10`10"	Laundry	Basement	8`0" x 8`1"
4pc Ensuite bath	Main	7`7" x 8`1"	2pc Bathroom	Main	5`0" x 5`3"

4pc Bathroom

Basement

4`11" x 8`0"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

4`8" x 7`7"

Title:  
**Fee Simple**  
Legal Desc:

**9011980**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Have you been looking for an updated low-maintenance home with a pie lot that is walkable to the LRT, shopping, and restaurants? This is it! Conveniently located in a quiet Bay in Millrise, the smart updates to this home will save you time and money for years to come. On the exterior, the stucco has been repaired and painted. Extensive exposed aggregate concrete walkway and rear patio (no more staining the deck every 2 years), stone flower bed, a large maintenance-free shed, and a gravel dog run on the east side. Through the Greener Home Canada Grant, the exterior doors have been replaced, including the 16ft garage door. New energy-efficient windows were also installed throughout. (the window in the garage is the only exception). The home is bright and airy, with large windows and an open floor plan. The main floor layout has a large updated kitchen with stainless steel appliances, subway tile backsplash with accent tiles, and quartz countertops, all open to the dining area and front living room. Rounding out the main floor, you will find the large master bedroom with a walk-in closet and ensuite bathroom, two additional bedrooms, and a two-piece bathroom. The basement has a great layout, with a 4th bedroom, Den, laundry room, four-piece bathroom, Family room with gas fireplace and surrounding built-in cabinets, and a large Games room with a built-in bar area. Call to arrange your private showing of this special home.**

Inclusions:

**Bar Fridge, Gas Range, Microwave, Dishwasher, Range Hood, Refrigerator, Garage Door Opener, Remote Garage Openers (2), All Light Fixtures, Ceiling Fans (2), and All Window Coverings.**

Property Listed By:

**CiR Realty**

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









