

\$654,900 - 41 Millbank Bay Sw, Calgary

MLS® #A2222216

\$654,900

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

OPEN HOUSE, SUNDAY, OCT 5TH 12-2PM
New Big Ticket Mechanical Items Completed!
This well-maintained 4-bedroom, 3-bathroom bi-level home offers over 2,200 sq ft of developed living space on a corner lot in the established community of Millrise. With significant mechanical upgrades completed in 2024—including a high-efficiency furnace, heat pump, triple-pane windows throughout, and central air conditioning, new Water Softener System—this home offers comfort and efficiency year-round. Most appliances and all lighting have been updated to energy-efficient models, supporting lower utility costs and modern living.

Inside, the upper level features a bright and open living room with large windows and a gas fireplace, plus a well-designed kitchen with granite countertops, newer stainless steel appliances (including a hood fan that vents outside), and a spacious breakfast nook that opens to a covered deck—perfect for morning coffee or summer BBQs. The primary bedroom includes a walk-in closet, additional wardrobe, and a 4-piece ensuite. Two additional bedrooms and a full bath complete the main floor.

The fully finished basement expands your living space with a large recreation room, a retro-style wet bar, and a freestanding cast iron gas stove that adds warmth and charm. You'll also find a spacious fourth bedroom



(non-egress window), a 3-piece bathroom, and ample storage throughout.

Outside, the private backyard offers mature trees and endless potential to create your own retreat. The large side yard, due to the corner lot, provides additional flexibility for landscaping or gardening.

Location Highlights:

Enjoy the convenience of living just minutes from CTrain stations, Shawnessy Shopping Centre, Costco, and a wide range of other retail and dining options. Families will love the nearby parks, good schools, and access to extensive pathway systems that make Millrise a sought-after and connected community.

Built in 1991

Essential Information

MLS® #	A2222216
Price	\$654,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,165
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	41 Millbank Bay Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 2Z1

Amenities

Parking Spaces 4
Parking Double Garage Attached, Driveway
of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Storage, Vinyl Windows, Granite Counters
Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Electric Oven, Washer/Dryer
Heating Forced Air, High Efficiency, Heat Pump
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Living Room, Wood Burning Stove
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard, Awning(s)
Lot Description Back Yard, Few Trees, Corner Lot, Cul-De-Sac, Front Yard
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025
Days on Market 28
Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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