

# \$524,900 - 12, 72 Millside Drive Sw, Calgary

MLS® #A2206973

## \$524,900

3 Bedroom, 3.00 Bathroom, 1,226 sqft  
Residential on 0.08 Acres

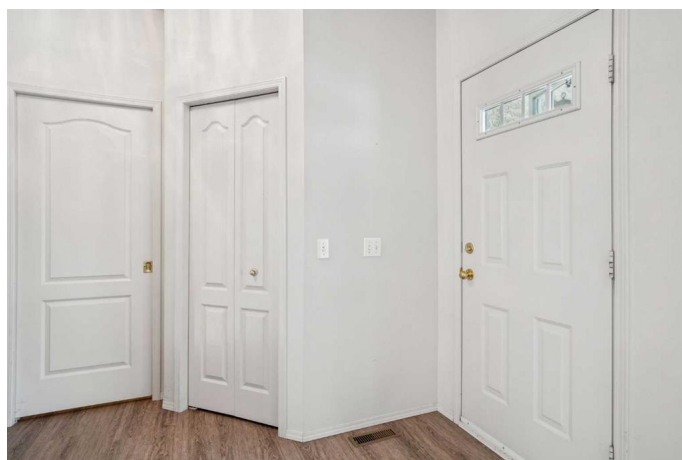
Millrise, Calgary, Alberta

Immaculate adult only bungalow villa located in the community of Millrise. 9 foot ceilings throughout the main floor and vinyl plank flooring welcome you into the entry and bright kitchen. The kitchen has lots of cabinetry, counter space and a large breakfast nook. Large living/dining room gives you lots of room for entertaining with a door leading to the large deck. Large primary bedroom has a walk in closet and a 4 piece ensuite bathroom with a tub and separate shower. The 2nd bedroom is a good size and could also be used as a good office. Main floor laundry and another 4 piece bathroom complete the main floor. The walkout basement has a large family room with a gas fireplace and French door leading to a small patio, bedroom with walk in closet, 3 piece bathroom and loads of storage or more room for development. This unit has a double attached garage and driveway to park 2 cars. These units do not come up very often.

Built in 1995

## Essential Information

MLS® #	A2206973
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,226
Acres	0.08



Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	12, 72 Millside Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3G8

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office      RE/MAX Landan Real Estate

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