

# \$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

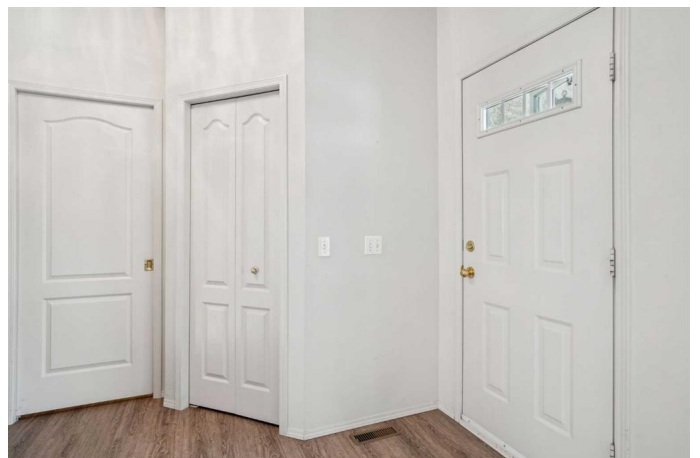
Millrise, Calgary, Alberta

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 8

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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