

**1220 Millcrest Rise SW
Calgary, Alberta**

MLS # A2248820



\$519,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE - Sunday (August 17) from 12:00 pm till 2:00 pm! Welcome to this well-maintained and inviting 3-bedroom home, perfectly situated on a quiet street close to schools, shopping, parks, and transit. Offering a spacious and functional layout, this property is an excellent choice for first-time buyers or investors looking for a solid, move-in-ready home in a family-friendly neighbourhood. The main floor boasts both a bright living room and a cozy family room, complete with a wood-burning fireplace, perfect for those cooler evenings. The large kitchen features an eating area that overlooks the family room and is equipped with a brand-new fridge, an electric range and a range hood. A formal dining area, a convenient half bath, and both a side entry and sliding patio doors leading to the backyard add to the home's functionality. Upstairs, you'll find a generous primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a 4-piece bathroom, ideal for a growing family. Additional highlights include laminate flooring in neutral tones, some updated vinyl windows, and a double detached garage for secure parking and storage, and in the basement utility area, a dryer and washer for your convenience. With its great location, spacious interior, and charming details, this home offers an unbeatable opportunity to create lasting memories or generate rental income.