

# \$549,999 - 44 Millcrest Way Sw, Calgary

MLS® #A2214646

**\$549,999**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.08 Acres

Millrise, Calgary, Alberta

Affordable Entry-Level Home in Millrise, SW

Key features:

Â· 3 Bedrooms plus a bonus room in the basement

Â· Bright living area with large, updated windows

Â· 1 full and 1 half baths

Â· New furnace (2024), new roof (2024), HWT replaced in 2021

Â· East facing massive deck

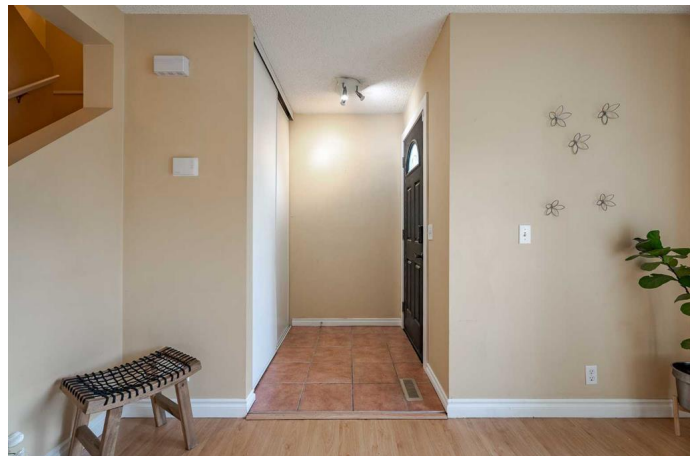
Â· Double garage with a parking pad

Â· Easy access to public transportation, playgrounds, and Shawnessy Shopping Centre featuring Sobeys, Shoppers Drug Mart, Starbucks, and more for your daily needs.

Â· Excellent public and Catholic schools, including Janet Johnstone School and Our Lady of Peace School, serving the community.

Â· Proximity to Fish Creek Provincial Park, offering over 100 km of trails for hiking, biking, and nature walks.

Â· Move-In Ready



Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214646    |
| Price          | \$549,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,100       |
| Acres          | 0.08        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 Millcrest Way Sw |
| Subdivision | Millrise            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y2J4              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot |
| Roof              | Asphalt                                          |
| Construction      | Concrete, Wood Frame, Composite Siding           |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

**Listing Details**

|                |        |
|----------------|--------|
| Listing Office | Revere |
|----------------|--------|

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