

# \$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

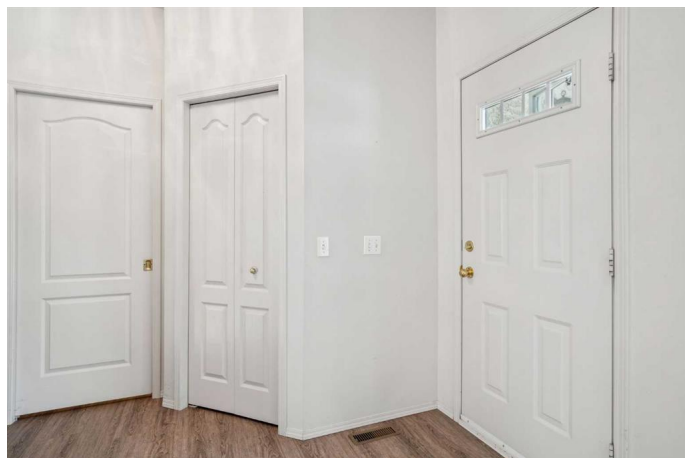
Millrise, Calgary, Alberta

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	Gas, Basement
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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.