

# \$624,900 - 41 Millbank Bay Sw, Calgary

MLS® #A2222216

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

Amazing Cul de Sac! Great Location!  
Big-ticket mechanical upgrades are already done, giving you comfort, efficiency, and peace of mind from day one. This well-cared-for 4-bedroom, 3-bathroom bi-level offers over 2,200 sq. ft. of developed living space on a desirable corner lot in the established community of Millrise.

In 2024, the home received major updates including a high-efficiency furnace, heat pump, central air conditioning, triple-pane windows, and a new water softener system—all designed for modern efficiency and lower utility costs. Most appliances and lighting have also been upgraded to energy-efficient models, making this a smart long-term investment as well as a welcoming home.

The upper level is filled with natural light, featuring a bright living room with a gas fireplace and a well-planned kitchen complete with granite countertops, newer stainless steel appliances, and a hood fan vented to the exterior. The adjoining breakfast nook opens to a covered deck, creating a perfect space for morning coffee or relaxed summer evenings.

The primary bedroom includes both a walk-in closet and an additional wardrobe, along with a private 4-piece ensuite. Two more bedrooms and another full bathroom complete the main level, offering comfortable family living.



The fully finished basement adds even more versatility with a large recreation space, retro-style wet bar, and a freestanding cast iron gas stove that adds unique character and warmth. A spacious fourth bedroom (non-egress), a 3-piece bathroom, and generous storage round out the lower level.

Outside, the private backyard is shaded by mature trees, offering a peaceful space to personalize, while the wide side yardâ€”thanks to the corner lot positioningâ€”opens up possibilities for gardening, play space, or future landscaping ideas.

Located just minutes from CTrain stations, Shawnessy Shopping Centre, Costco, schools, parks, and an extensive network of pathways, this home delivers a blend of community connection, modern upgrades, and everyday convenience thatâ€™s hard to beat.

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222216    |
| Price          | \$624,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,165       |
| Acres          | 0.11        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 41 Millbank Bay Sw |
| Subdivision | Millrise           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Y 2Z1 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vinyl Windows, No Animal Home, No Smoking Home, Storage                                                                  |
| Appliances        | Refrigerator, Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, High Efficiency, Heat Pump                                                                                                     |
| Cooling           | Central Air                                                                                                                                |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                          |
| Fireplaces        | Family Room, Gas, Living Room, Wood Burning Stove                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full                                                                                                                                       |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Awning(s), Private Yard                                  |
| Lot Description   | Corner Lot, Back Yard, Cul-De-Sac, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-CG                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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