

# \$665,000 - 41 Millbank Bay Sw, Calgary

MLS® #A2222216

**\$665,000**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.11 Acres

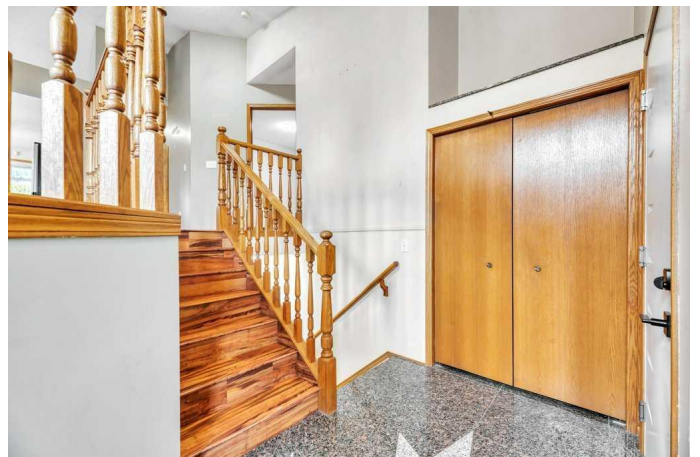
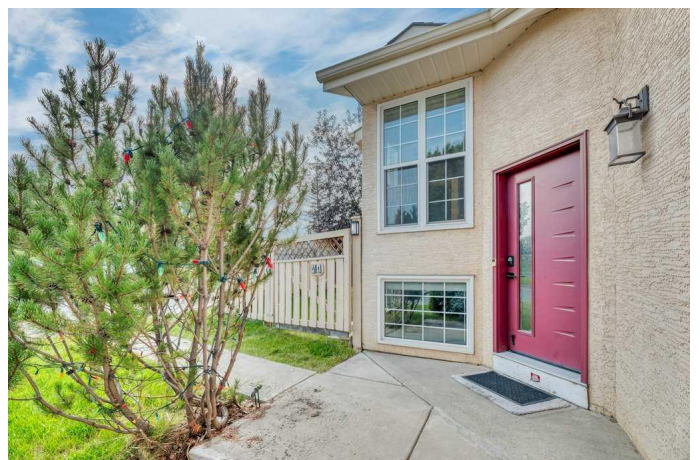
Millrise, Calgary, Alberta

Spacious Updated Bi-Level on a Corner Lot in Millrise

This well-maintained 4-bedroom, 3-bathroom bi-level home offers over 2,200 sq ft of developed living space on a corner lot in the established community of Millrise. With significant mechanical upgrades completed in 2024—including a high-efficiency furnace, heat pump, triple-pane windows throughout, and central air conditioning—this home offers comfort and efficiency year-round. Most appliances and all lighting have been updated to energy-efficient models, supporting lower utility costs and modern living.

Inside, the upper level features a bright and open living room with large windows and a gas fireplace, plus a well-designed kitchen with granite countertops, newer stainless steel appliances (including a hood fan that vents outside), and a spacious breakfast nook that opens to a covered deck—perfect for morning coffee or summer BBQs. The primary bedroom includes a walk-in closet, additional wardrobe, and a 4-piece ensuite. Two additional bedrooms and a full bath complete the main floor.

The fully finished basement expands your living space with a large recreation room, a retro-style wet bar, and a freestanding cast iron gas stove that adds warmth and charm. You'll also find a spacious fourth bedroom



(non-egress window), a 3-piece bathroom, and ample storage throughout.

Outside, the private backyard offers mature trees and endless potential to create your own retreat. The large side yard, due to the corner lot, provides additional flexibility for landscaping or gardening.

Location Highlights:

Enjoy the convenience of living just minutes from CTrain stations, Shawnessy Shopping Centre, Costco, and a wide range of other retail and dining options. Families will love the nearby parks, good schools, and access to extensive pathway systems that make Millrise a sought-after and connected community.

Built in 1991

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222216    |
| Price          | \$665,000   |
| 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, No Animal Home, No Smoking Home, Storage, Vinyl Windows  
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Electric Oven, Garage Control(s), Washer/Dryer  
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, Finished

### Exterior

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

### Additional Information

Date Listed September 8th, 2025  
Days on Market 7  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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