

# \$654,900 - 41 Millbank Bay Sw, Calgary

MLS® #A2222216

**\$654,900**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

New Big Ticket Mechanical Items Completed!  
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, new Water Softener System—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	\$654,900
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, Finished

## Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Yard, Corner Lot, 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	16
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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