

\$639,900 - 41 Millbank Bay Sw, Calgary

MLS® #A2222216

\$639,900

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.11 Acres

Millrise, Calgary, Alberta

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	\$639,900
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, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Electric Oven, 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	Finished, Full

Exterior

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

Additional Information

Date Listed	September 8th, 2025
Days on Market	48
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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