

44 Millcrest Way SW
Calgary, Alberta

MLS # A2214646



\$549,999

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Affordable Entry-Level Home in Millrise, SW Key features: 3 Bedrooms plus a bonus room in the basement Bright living area with large, updated windows 1 full and 1 half baths New furnace (2024), new roof (2024), HWT replaced in 2021 East facing massive deck Double garage with a parking pad Easy access to public transportation, playgrounds, and Shawnessy Shopping Centre featuring Sobeys, Shoppers Drug Mart, Starbucks, and more for your daily needs. Excellent public and Catholic schools, including Janet Johnstone School and Our Lady of Peace School, serving the community. Proximity to Fish Creek Provincial Park, offering over 100 km of trails for hiking, biking, and nature walks. Move-In Ready Visit the brochure here: <https://hometrova.com/listings/44-Millcrest-Wy>