

**76 Millbank Close SW  
Calgary, Alberta**

**MLS # A2255226**



**\$475,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,870 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Gate		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Quartz Counters, Storage		

**Inclusions:** Hot Tub

Opportunity knocks this AS-IS, WHERE-IS boasts 1870sqft 4 level Split with 4 bedrooms, 2.5 bathrooms, and 3 living spaces ideal for INVESTORS, RENOVATORS, OR HOMEOWNERS READY TO BRING THEIR VISION TO LIFE. While the home is in need of cosmetic updates like new flooring, fixtures, fresh paint, and landscaping touch-ups, many of the BIG-TICKET UPGRADES HAVE ALREADY BEEN TAKEN CARE OF: Roof replaced (2022), some Triple-pane Windows (2020), New Stucco/Parging (2022), Furnace - Hot water tank - Central A/C - Garage heater (2019). Check out the RV Parking and HUGE garage offering an 11 foot high door, room for a lift! With these major improvements already in place, you can focus on the fun part&mdash;designing the interior and yard to match your style. This is TRULY A FIXER-UPPER WITH INCREDIBLE POTENTIAL&mdash;a rare chance to own in one of SW Calgary&rsquo;s established communities at an excellent price point. Whether you&rsquo;re looking for your next investment project or a place to transform into your dream home, this property is a must-see. Book Your Tour Today, before it is SOLD.