91 Millbank Hill SW

Calgary | Active | MLS® A2354519

$519,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1992**	**1,463.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Nestled within the beautiful community of Millrise in SW Calgary, this expansive semi-detached duplex offers a great opportunity to combine comfort, space, and community living. With almost 2500sqft of fully developed living space, this bi-level home provides room for everyone with its four bedrooms and three FULL bathrooms, including a convenient four-piece ensuite in the Primary bedroom. The inviting main floor living room boasts vaulted ceilings with gas fireplace, creating a cozy ambiance for gatherings or relaxing. You will also find the primary & second bedroom & another 4pc bathroom with mobility enabled shower on the main level! Upstairs, the sunlight streams through the bright kitchen, highlighting the granite countertops, breakfast bar and newer stainless steel appliances within the thoughtfully designed space. Enjoy access to your sunroom off the dining area. Conveniently located laundry is also located on this floor. Descending to the finished basement reveals two additional bedrooms, and a third 4pc bathroom, providing flexibility as needed, with a large rec room and tons of storage! Outside, the spacious yard invites relaxation with its low maintenance landscaping! With a double attached garage, and added driveway space, parking will never be a concern. Roof was replaced in 2022 with AARA Hail resistant certificate, helping reduce those insurance premiums! Enjoy community amenities such as dining, playgrounds, schools, and walking paths-all within easy reach, making this duplex more than just a home, but a vibrant part of Millrise life. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354519
Bedrooms	4
Bathrooms	3
Year Built	1992
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level

Total Living Area:	1,463.93 sq. ft.
Main Level Finished Area:	1,075.06 sq. ft.
Upper Level Finished Area:	388.87 sq. ft.
Below Grade Finished Area:	1,020.64 sq. ft.
Lot Area:	3,681 sq. ft.
Lot Frontage:	30'1"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1992 (Age: 34)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9011980
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Wood
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Millrise
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Bedroom · 10'11" × 9'6" ·
Main Floor	Foyer · 9'11" × 7'3" ·
Main Floor	Living Room · 24'9" × 14'10" ·
Main Floor	Bedroom - Primary · 15'9" × 10'10" ·
2nd Floor	Dining Room · 16'2" × 12'9" ·
2nd Floor	Kitchen · 11'1" × 10'2" ·
2nd Floor	Laundry · 11' × 4'11" ·
2nd Floor	Sunroom/Solarium · 11'3" × 5'6" ·
Basement	Bedroom · 14'1" × 9'5" ·

Basement	Bedroom · 18'1" × 9'5" ·
Basement	Game Room · 21'4" × 15'5" ·
Basement	Storage · 5'6" × 4'6" ·
Basement	Storage · 16'10" × 13'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/91-millbank-hill-sw-calgary-a2354519/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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