

**404, 23 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2223051**



**\$252,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	477 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** none

\*\*\*PUBLIC OPEN HOUSE this Saturday, the 7th of June, 2-4.00 p.m.\*\*\* Imagine coming home to a stylish urban retreat every day &ndash; welcome to 404, 23 Millrise Drive S.W., where contemporary design meets exceptional convenience. This almost 500 square-foot apartment is more than just a living space: it&rsquo;s an embodiment of modern comfort and effortless living. Perfectly suited for singles or couples, this property offers a harmonious blend of function and aesthetics. Step inside and be greeted by a spacious and open floor plan that immediately feels like home. The seamless integration of the living, dining, and kitchen areas maximizes the space, creating a versatile environment that&rsquo;s perfect for both relaxation and entertaining. The heart of the home, the kitchen, features recent updates that elevate its style and functionality. The kitchen is a culinary dream with endless countertops, a kitchen island, and a breakfast bar, ideal for casual meals or entertaining friends. Stainless-steel appliances add a touch of modernity, while ample storage and prep space ensure cooking is a delight. The abundant natural light streaming through large windows makes the entire apartment feel bright and welcoming. Retreat to your serene bedroom, a cozy haven designed for rest and rejuvenation. This extremally well maintained and recently repainted, move-in-ready apartment ensures you can settle in without the hassle of renovations. Location is everything, and this apartment delivers. Facing south, boasts a large balcony with natural gas line making it a perfect place for your summer barbecuing, entertaining or a morning coffee favorite spot. Additional features heated underground parking stall, separate from the unit storage locker, the condo fees beside water/sewage, electricity and garbage disposal include also electricity. The building has a resident's lounge,

theatre room, bike room and fitness room with a steam shower. Situated close to shopping centers, essential services, Fish Creek Park, schools and public transportation, daily errands and commutes are a breeze. Pet-friendly establishments nearby make it perfect for animal lovers, while easy access to major highways simplifies travel around the city and beyond. For those considering investment opportunities, this apartment holds significant rental income potential. Its desirable features and prime location make it an attractive option for tenants, promising a steady and rewarding return on investment. Don't miss the chance to own this modern, conveniently located apartment at 404, 23 Millrise Drive S.W. Whether you're a first-time homebuyer, downsizing, or seeking an investment property, this home offers everything you need and more. Schedule a viewing today and discover the perfect blend of style, comfort, and convenience!