

**231, 11 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2261892**



**\$330,000**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)               |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                      |               |                   |
| <b>Size:</b>     | 867 sq.ft.                                       | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Garage Door Opener, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                |               |                   |
| <b>Lot Feat:</b> | -                                                |               |                   |

|                    |                                                                                                              |                   |                 |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                                                    | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                                   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                            | <b>Condo Fee:</b> | \$ 581          |
| <b>Basement:</b>   | -                                                                                                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                            | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |                   |                 |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

This beautifully maintained second-floor condo offers the perfect balance of comfort, style and location in one of the city's most connected communities. Featuring 2 spacious bedrooms and 2 full bathrooms, this home is designed for modern living. The open-concept layout showcases a bright kitchen with granite countertops, stainless steel appliances, and generous cabinet space. The dining and living areas flow effortlessly onto a private south-facing balcony equipped with a gas line, ideal for relaxing or entertaining. Enjoy the convenience of in-suite laundry, secure underground parking and additional visitor stalls. Residents also have exclusive access to an on-site clubhouse completed with a fitness centre and social room, fostering a true sense of community. Perfectly positioned near Fish Creek Park, the C-Train, shopping, dining, and entertainment, this condo delivers an exceptional lifestyle in a prime location. Book your private showing today!