

**431, 11 Millrise Drive SW
Calgary, Alberta**

MLS # A2278882

\$349,900



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 860 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 581 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the well-managed and highly regarded Canvas at Millrise complex, offering residents a perfect blend of comfort and convenience. This bright TOP floor 2-bedroom, 2-bath unit spans 860 sqft and features 9-ft ceilings throughout with a sunny south-facing open floorplan. The well-sized Kitchen boasts granite countertops, a peninsula with breakfast bar, stainless steel appliances, and a walk-in pantry with ample storage. It opens seamlessly to the Dining area and spacious Living room, which leads to a south-facing balcony with a gas hookup. The Primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom, 4-piece bath, and in-suite laundry with storage complete this home. Titled underground parking adds convenience and peace of mind. Residents enjoy exceptional amenities, including a gym, sauna, and recreation/party room, all easily accessible via the heated underground parkade. The complex also offers ample visitor parking and a spacious courtyard, perfect for kids to run and play. Located in a prime area with unbeatable access to everyday conveniences, this community is just steps from Sobeys, Shoppers Drug Mart, restaurants, and other shopping options. A short walk to the LRT and Superstore makes commuting and errands easy;ideal for those seeking a low-maintenance lifestyle with everything nearby.