

**335, 11 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2253151**



**\$313,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 872 sq.ft.                         | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 581 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters       |                   |        |

|                    |      |  |  |
|--------------------|------|--|--|
| <b>Inclusions:</b> | None |  |  |
|--------------------|------|--|--|

Property 'sold as is, where is'

Step into this bright and spacious top-floor 2-bedroom, 2-bathroom condo, offering over 871 sq. ft. of well-designed living space. The open-concept layout highlights a modern kitchen with stainless steel appliances, abundant cabinetry, an oversized walk-in pantry, generous counter space, and a convenient breakfast bar—perfect for both cooking and entertaining. The adjacent dining area easily accommodates a mid-sized family table, while the expansive living room extends to a large west-facing covered balcony with a gas hookup, ideal for year-round barbecues and outdoor relaxation. The primary suite features a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a full 4-piece bathroom, and a spacious in-suite laundry/storage room add to the home's comfort and practicality. Additional perks include heated titled underground parking, a separate storage locker, and secure bike storage. Condo fees cover all utilities (electricity, heat, and water), as well as access to premium amenities, including a fully equipped fitness center with lockers, a party room with kitchen, and an entertainment lounge.