

309, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2309565



\$309,000

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:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained and thoughtfully updated, this inviting condo offers the perfect blend of comfort, style, and functionality in a highly convenient location. Featuring a modern open-concept layout, the home is filled with natural light and designed for easy everyday living. Ideal for first-time buyers, downsizers, or investors, this move-in-ready property offers low-maintenance living without compromising on quality or design. The elegant kitchen showcases rich dark cabinetry, granite countertops, stainless steel appliances, a newly installed dishwasher, and a stylish tiled backsplash. A functional breakfast bar seamlessly connects the kitchen to the dining and living areas, creating an open and welcoming space for entertaining. The bright living room flows onto a large private balcony, perfect for relaxing, enjoying your morning coffee, or hosting guests during warmer months. The spacious primary bedroom features cozy carpeting, large windows, ample closet space, and convenient access to the stylish ensuite complete with a granite vanity and newly updated glass-enclosed walk-in shower. The second bedroom is bright and versatile, ideal for guests, a home office, or nursery. Additional highlights include modern finishes, quality craftsmanship, and pride of ownership throughout. Conveniently located close to shopping, restaurants, parks, schools, public transit, and everyday amenities, this beautifully updated condo offers exceptional value in a desirable community.