

302, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2311570



\$324,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Welcome to this modern and spacious 3rd-floor condo in the desirable community of Millrise, ideally located close to schools, shopping, playgrounds, restaurants, Fish Creek Park, and both C-Train stations for convenient commuting. Offering over 850 sq. ft. of well-designed living space, this bright open-concept unit features a comfortable living room with sliding patio doors leading to a private balcony complete with a gas hookup for your BBQ, a dining area perfect for entertaining, and a stylish kitchen with a large island, granite countertops, and plenty of cupboard space. The primary bedroom is generously sized and includes its own 3-piece ensuite bathroom, while the second bedroom and additional 4-piece bathroom provide great flexibility for guests, family, or a home office. In-suite laundry adds everyday convenience, and the unit also includes one titled underground parking stall and an assigned storage locker. Residents of the complex enjoy access to an impressive recreational building featuring a fitness gym and a party room available to book for social gatherings and special occasions.