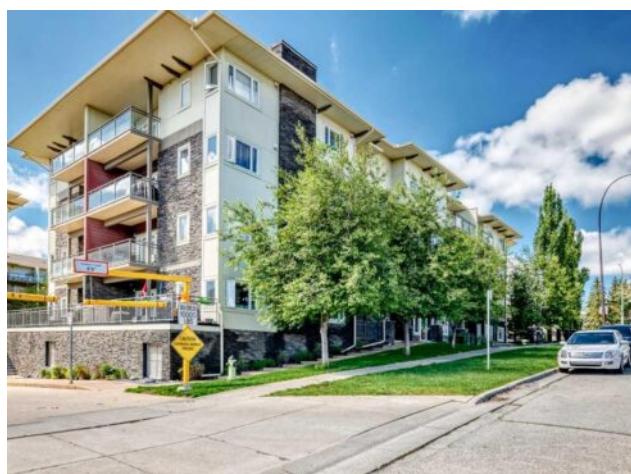


336, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2317822



\$314,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Gazebo, Interior Lot		

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

Inclusions: ALL window coverings

Welcome to stylish, low maintenance living in this beautifully appointed 876 sq. ft. two bedroom condo located in the South Calgary community of Millrise . Perfect for first time home buyers, young professionals, or savvy investors, this bright and functional home offers an open concept layout designed for modern living. The contemporary kitchen features granite countertops, stainless steel appliances, and plenty of cabinet space, seamlessly flowing into the spacious living and dining areas and of course, In-suite laundry! Ideal for entertaining guests or enjoying a quiet evening at home. The well designed floor plan maximizes every square foot, creating a comfortable and inviting atmosphere throughout. This home includes the convenience of one titled heated underground parking stall, a private assigned storage unit, and secure heated underground bicycle storage, providing exceptional value and practicality year round! Located in a well maintained low rise building built in 2010, you'll enjoy easy access to shopping, restaurants, cafes, recreation facilities, and everyday amenities. Commuters will appreciate being just minutes from the LRT, offering quick and convenient access throughout the city and pathways through Fish Creek Park. Whether you're looking to build equity, downsize without compromise, or secure a strong investment property in a desirable location, this move in ready condo is an opportunity you won't want to miss!