

**402, 11 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2337691**



**\$324,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 861 sq.ft.                         | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                              |                   |                 |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Boiler, Hot Water, Radiant                                                                                   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, See Remarks                                                                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | \$ 595          |
| <b>Basement:</b>   | -                                                                                                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Manufactured Floor Joist, Stone, Stucco, Wood Frame                                                   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage |                   |                 |

**Inclusions:** N/A

MAYBE THE BEST CONDO COMPLEX IN ALL OF CALGARY! This stylish top-floor, 2 bedroom condo offers an exceptional combination of comfort, convenience, in one of Calgary's low-maintenance complexes. ALL UTILITIES are included in the reasonable monthly fees, making ownership simple and predictable. The complex is extremely well managed and supported by a strong reserve fund, giving you added peace of mind. The home itself is ideally situated as a quiet end unit, conveniently located close to the elevator. Enjoy your spacious balcony complete with a gas BBQ outlet-perfect for relaxing or entertaining. Inside you'll appreciate the A/C split system, newer appliances, spacious rooms, and excellent top-floor location.. Additional highlights include underground titled parking and a large, secure assigned storage space. And of course the list goes on! This is a wonderful opportunity to own a move-in-ready condo in a well-run complex with outstanding value. EXTREMELY well priced and read for its next owner. SEEING IS WANTING!