

125, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2345250



\$349,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo in the heart of Millrise, where thoughtful updates, a functional layout, and location come together for a truly move-in-ready home. Meticulously cared for by the current owners, the unit features new vinyl plank flooring, all new appliances, and a beautifully renovated shower (2024 updates). The open-concept living area is bright and inviting, with large windows overlooking mature trees and green space, creating a lovely backdrop from the living room and an added sense of privacy. The kitchen offers granite countertops, stainless steel appliances and plenty of workspace and storage, flowing easily into the dining and living areas. The spacious primary bedroom includes a 4-piece ensuite, while the second bedroom and additional full bathroom provide excellent flexibility for guests, a home office or roommate. Extra shelving throughout the closets adds practical storage, and the unit also includes a titled underground parking stall and separate storage locker. The building offers a fitness room, and the condo fees conveniently include electricity, heat, water and sewer. Everyday amenities are just steps away, including Sobeys, shops and services, with the LRT station and beautiful Fish Creek Provincial Park both within easy walking distance. With its numerous updates, exceptional condition and tranquil outlook onto trees and green space, this is a wonderful opportunity to enjoy comfortable, low-maintenance living in an established south Calgary community.