

333, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2161311



\$324,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 802 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 560 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: none

SW Corner unit with private view, nestled away from noise, this 2 bedroom, 2 bath upgraded unit with 1 titled indoor heated parking spot is the best choice. Gourmet kitchen with granite counters, stainless steel appliances. Espresso cabinets & newer faucet. Spacious & unique corner layout with open dining/living room. Generous covered balcony space for BBQing & enjoying the quiet location . Private SW green space view with no neighbors staring back. 2 large bedrooms on opposite ends. Master bedroom with heavenly window air conditioner {included} + 3-pce ensuite. 2nd bedroom is equally generous. 4 piece guest bathroom and all appliances included. Underground tunnel connects to amenity building c/w exercise room, party room, steam shower & more. Electricity, water/sewer included in condo fees. Superb location - walk to LRT & shopping. Please show this first! seeing is believing!...