



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**228, 23 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2236333**



**\$335,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Gated, Guest, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to this beautifully designed 2 bedroom, 2 bathroom apartment located in the desirable Millrise community &mdash; where convenience meets comfort. Boasting high ceilings and large windows, this open-concept layout offers an abundance of natural light and a seamless flow throughout the home. Enjoy a generous dining and living area that extends to a spacious balcony, complete with a built-in gas line and serene views of the courtyard &mdash; perfect for relaxing or entertaining. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, a large walk-in pantry, quartz countertops, and a spacious island that's perfect for casual dining or entertaining. The thoughtfully designed floor plan places the spacious primary suite on one side of the unit, featuring a walk-through his-and-hers closet and a private 4-piece ensuite. The second bedroom, located on the opposite side for added privacy, is generously sized and conveniently situated near the second 4-piece bathroom and in-unit laundry room. This well-managed building includes condo fees that covers heat, water, electricity, a heated underground parking stall, and an assigned storage locker. Residents also enjoy premium amenities including a fully equipped fitness facility, steam room with change rooms and lockers, a theatre/entertainment room, and a large banquet room with kitchen and washrooms - ideal for hosting gatherings. Situated just a 10-minute walk to the Shawnessy LRT and steps from Starbucks, Sobeys, Shoppers Drug Mart, and more &mdash; this unbeatable location puts everything you need right at your doorstep. Don't miss this opportunity to live in one of the most connected and amenity-rich communities in the area. Book your private showing today!

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