



GRASSROOTS
REALTY GROUP

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136, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2250625



\$335,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Lawn, Level, Street Lighting		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 581
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

This desirable 2-bedroom, 2-bathroom air-conditioned condo offers both comfort and convenience, starting with a spacious west-facing deck (with gas hookup for your BBQ) that overlooks a quiet central courtyard with secondary street access. Inside, the bright open-concept layout showcases a modern kitchen with dark cabinetry, stainless steel appliances, a large island with an eat-up bar, designer lighting, tiled backsplash, and in-suite laundry. The two generously sized bedrooms are smartly separated by the living area, providing an ideal setup for guests or roommates. Recent upgrades include fresh paint and a new air conditioner (2024). Condo fees cover heat, electricity, water, one titled heated underground parking stall, and a storage locker conveniently located near the elevator. Residents enjoy an excellent selection of amenities, including a full fitness facility, theatre, and party room. With a prime location close to the LRT, Fish Creek Park, shopping, schools, and more, this condo truly has it all.