



GRASSROOTS
REALTY GROUP

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442, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2253819



\$335,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Experience sophisticated urban living in this exceptional top-floor corner unit! This expansive residence features 2 bedrooms and 2 bathrooms, a large kitchen with granite countertops, a generous dining area, and in-suite laundry. Enjoy the convenience of secure underground parking, with additional visitor parking available. The private balcony, complete with a gas hook-up, offers breathtaking downtown views perfect for entertaining or unwinding. Residents benefit from exclusive underground access to a clubhouse featuring a gym and party room. Ideally situated, you're just a short walk to the C-Train, shops, and restaurants, ensuring seamless access to everything you might need.