

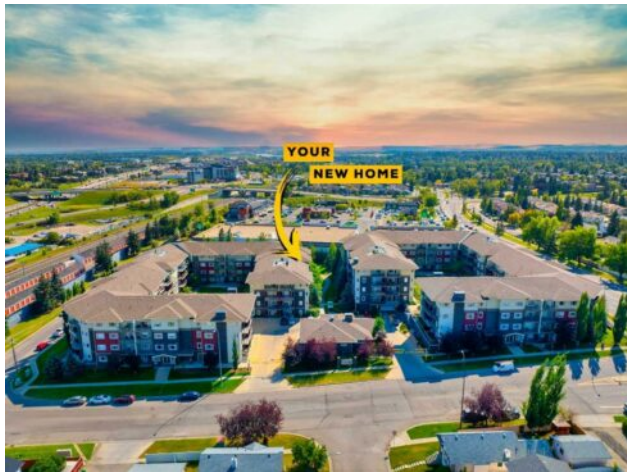


**GRASSROOTS**  
REALTY GROUP

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**439, 11 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2254684**



**\$280,000**

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Oversized, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions:	Key Fobs x2
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| Top Floor | Titled Underground Parking | Central AC | Optional Second Bedroom | This bright and inviting top-floor condo offers a versatile layout perfect for modern living. Featuring 1 bedroom plus an office that can easily double as a second bedroom, this home includes a full bathroom conveniently connected to the primary bedroom. The building offers great amenities including a fitness center and a central courtyard. The open-concept design creates a seamless flow between the spacious living room, kitchen, and dining area. The kitchen boasts ample cabinet space, a functional kitchen island, and plenty of room to cook and entertain. The living room is flooded with natural light and provides direct access to a large private balcony, ideal for enjoying morning coffee or evening sunsets. Additional perks include a separate storage locker, an extra-large heated titled underground parking spot, in-suite laundry, bike lock up area in the parkade and air conditioning for year-round comfort. The condo fees don't only cover heat and water, but also include electricity. Located just a 10-minute walk to the Shawnessy CTrain Station, this condo offers unbeatable convenience with nearby amenities such as Superstore, Sobeys, movie theatres, restaurants, and more &ndash; everything you need just steps from your door. Whether you're a first-time buyer, downsizer, or investor, this top-floor unit combines comfort, style, and location in one perfect package.