



GRASSROOTS
REALTY GROUP

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231, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2261892



\$330,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

This beautifully maintained second-floor condo offers the perfect balance of comfort, style and location in one of the city's most connected communities. Featuring 2 spacious bedrooms and 2 full bathrooms, this home is designed for modern living. The open-concept layout showcases a bright kitchen with granite countertops, stainless steel appliances, and generous cabinet space. The dining and living areas flow effortlessly onto a private south-facing balcony equipped with a gas line, ideal for relaxing or entertaining. Enjoy the convenience of in-suite laundry, secure underground parking and additional visitor stalls. Residents also have exclusive access to an on-site clubhouse completed with a fitness centre and social room, fostering a true sense of community. Perfectly positioned near Fish Creek Park, the C-Train, shopping, dining, and entertainment, this condo delivers an exceptional lifestyle in a prime location. Book your private showing today!