



GRASSROOTS
REALTY GROUP

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310, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2266990



\$249,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Discover this spacious 1-bedroom condo offering an impressive kitchen with stainless steel appliances, built-in microwave, and an abundance of cabinets and counter space. The massive 35.5" x 68" island is perfect for entertaining and casual dining. The bright living room opens onto a private west-facing balcony overlooking the beautifully landscaped courtyard & complete with a BBQ gas line hookup for easy outdoor grilling. The generous bedroom features a walk-through closet leading to a stylish 4-piece bathroom. Additional highlights include a convenient computer nook, in-suite laundry, and motion sensor lighting in both the laundry and bathroom. Enjoy exceptional amenities & including a gym, sauna, and recreation/party room & easily accessed via the underground tunnel from the heated parkade, where your storage locker (#199) is also located. This well-managed complex offers the perfect blend of comfort and convenience. No car? No problem! You're just steps from Sobeys, Shoppers Drug Mart, restaurants, and a short walk to the LRT and Superstore. Parking stall #565 is conveniently close to the elevator. Small pets allowed (with board approval). This is an ideal starter home or investment opportunity & don't wait, act now!