



**424, 11 Millrise Drive SW
Calgary, Alberta**

MLS # A2290255



\$249,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Canvas at Millrise. This top-floor, courtyard-facing 1 bedroom, 1 bathroom unit offers over 600 sq ft of well-designed living space with 9-foot ceilings and a quiet setting away from the street. Ideally located close to the elevator with direct access to nearby pathways leading to shopping and restaurants. The functional layout features a welcoming entry with large front closet, a modern kitchen with an island topped with stone countertops, stainless steel appliances, and a built-in desk area perfect for working from home. The living room opens to a private balcony with a BBQ gas line overlooking the courtyard. The spacious bedroom includes a walk-through closet and 4-piece cheater ensuite accessible from both the bedroom and main living area. In-suite laundry adds convenience. This unit includes titled underground parking and an assigned storage locker. The well-managed, pet-friendly complex offers a fitness centre, recreation room, media room, bike storage, and visitor parking. Condo fees include heat and electricity. Steps to Millrise Plaza with Sobeys, Shoppers Drug Mart, Kinjo, Rockwell, and more, plus quick access to the C-Train and Macleod Trail, this is an excellent opportunity for first-time buyers, downsizers, or investors.