



**439, 23 Millrise Drive SW
Calgary, Alberta**

MLS # A2298335



\$289,500

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Parkade, See Remarks		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped, Underground Sprinklers		

Heating:	Hot Water, Zoned	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 498
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, Steam Room, Storage		

Inclusions: N/A

Top-floor living in the heart of Millrise—quiet, bright, and move-in ready. With no neighbours above, this 4th-floor unit offers added privacy and peaceful living. Functional layout featuring a spacious primary bedroom and a versatile second bedroom—perfect for a home office or flex space. Open-concept living area is bright and welcoming, perfect for relaxing or entertaining. Features include modern vinyl plank flooring in the kitchen to the bathroom, plus custom heat-reflective window tinting for improved year-round comfort. Standout feature: two titled parking stalls—a rare find—with one currently rented for immediate income potential. Includes separate storage locker, bike room, and access to a private gym in a neighbouring building. Condo fees include heat, water, and electricity for simple, predictable monthly costs. Unbeatable location with Sobeys, Starbucks, and Shoppers Drug Mart next door, plus restaurants, pubs, a theatre, and major shopping just minutes away. Walking distance to the C-Train and close to Fish Creek Park. A rare top-floor opportunity with income potential, unbeatable convenience, and exceptional walk ability. OPEN HOUSE SUNDAY APRIL 12. 1-5 PM