



GRASSROOTS
REALTY GROUP

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126, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2298610



\$348,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Aggressively priced below City's assessments of \$ 446,000, & Condo fee is ALL UTILITY INCLUSIVE! Well kept 2 twin masters (2 baths), 2 titled parking stalls & storage. Unit facing courtyard's open space with park-like view. Bright & spacious Unit with ample kitchen cabinets, granite countertops, stainless steel appliances, separate walk-in pantry & breakfast bar. Thoughtful designed Living Room layout for furniture / own comfort & entertaining – that leads to the outdoor large covered patio with gas line hookup. 9' ceiling Floor Plan with 2 bedrooms separated for max. privacy – ideal for empty nest / retired / roommate sharing or even double-up. Professionally managed complex: Amenity Building (access from the side Lower entrance facing the surface Visitors Parking) – with a fully equipped gym / change rooms, & private Party Room with kitchen…. Easy access to everywhere, & close proximity to transportation (within walking distance to Shawnessy and Fish Creek LRT Stations) / schools / shopping & all amenities…. ** Realtors: Please note Private Remarks – few hours’ showing Notice req’d. **