



GRASSROOTS
REALTY GROUP

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141, 23 Millrise Drive SW
Calgary, Alberta

MLS # A2148149



\$339,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	859 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV mount in Primary Bedroom

Welcome to your new home in the heart of the vibrant Millrise community! This 2-bedroom, 2-bathroom condo is ideal for young professionals, small families, or those looking to downsize without compromising on style and amenities. Step into your kitchen that boasts a sit-up island, stainless steel appliances and lots of storage space. Adjacent to the kitchen, you'll find a spacious dining room, creating a seamless flow for meals and gatherings. The generous living room offers space for relaxation and entertainment, with direct access to your private patio. This outdoor space is perfect for morning coffees, evening unwinds, or hosting friends and family. The primary bedroom includes a walk-in closet and a 3-piece ensuite bathroom. The second bedroom also includes a walk-in closet and is conveniently located next to the additional 4-piece bathroom. Enjoy the convenience of having your own laundry space within the unit. All this plus your unit also comes with A TITLED UNDERGROUND parking spot. The building itself also offers a well-equipped gym and a party room perfect for socializing and staying active. Living in Millrise means you'll have access to a range of community amenities, from parks and recreational facilities to shopping and dining options. Don't miss your chance to see this one today. You won't be disappointed.