



**205, 11 Millrise Drive SW
Calgary, Alberta**

MLS # A2189831



\$339,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	863 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Entertainment Centre in living room, shelf in pantry.

2 BEDROOMS + 2 BATHROOMS + HEATED TITLED Parking + STORAGE + PET FRIENDLY!!! This FRESHLY PAINTED condo with over 860 sq ft of living space has it all including a spacious kitchen showcasing ample cabinets, granite countertops, stainless steel appliances, separate walk-in pantry & breakfast bar. The adjoining living room provides plenty of space for entertaining and leads to the outdoor large covered balcony with gas line hookup. The designated dining room easily accommodates seating for six. The spacious primary bedroom features a walk through closet and 4 piece ensuite. An additional second bedroom, 4 piece bathroom, laundry/storage room complete this unit. ALL UTILITES (electricity, water, heat) included in condo fee along with plenty of AMENITIES to suit your lifestyle including a fully equipped gym with change rooms & lockers, private party room with kitchen, assigned storage/separate bike storage and entertainment lounge. Ideally situated within walking distance to Shawnessy and Fish Creek LRT Stations, retail shops, schools and parks. Available for quick possession and easy to show!