

327, 11 Millrise Drive SW  
Calgary, Alberta

MLS # A2306070



## \$325,000

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 581

**Basement:** -

**LLD:** -

**Exterior:** Stone, Stucco

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Key Fob(s), Door Key(s), TV Mount

Welcome to this immaculately maintained 2-bedroom, 2-bathroom condo in the heart of Millrise! This bright and inviting unit features south-facing windows and a private balcony filling the space with natural light throughout the day. Thoughtfully updated, the home includes luxury vinyl plank flooring and plush carpet, along with a modern kitchen equipped with a Bosch dishwasher (2023), Samsung refrigerator (2023), and Samsung washer and dryer (2023) for added convenience. A large pantry provides excellent storage, making everyday living both functional and comfortable. The well-designed layout offers two spacious bedrooms on opposing sides, including a primary suite with its own ensuite, perfect for privacy and relaxation. Pride of ownership is evident throughout—this unit shows exceptionally well. The building has four elevators with multiple entrances, amenities building (gym, entertainment rooms), titled parking and assigned storage. Located just a 6-minute walk to the C-Train and close to all nearby shops (Sobeys, Shoppers, Rockwell, Kinjo, Starbucks, TD Bank, Pet Planet, Little Creek Vet, Calgary Lung Centre).