

216, 11 Millrise Drive SW  
Calgary, Alberta

MLS # A2306572



## \$345,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 872 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 581          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Open Floorplan, Pantry |                   |                 |

**Inclusions:** n/a

Welcome to this bright, thoughtfully designed condo offering an open-concept layout that blends comfort with everyday functionality. The kitchen features rich dark-stained cabinetry, a convenient breakfast bar and a generously sized pantry, providing plenty of storage for daily living. Just off the kitchen, you'll find a spacious dining area that flows seamlessly into the large living room, highlighted by an oversized window that fills the space with natural light. Step through the balcony doors to your private outdoor retreat, complete with a glass railing and peaceful views overlooking the courtyard- the quiet side of the building. This unit offers two generously sized bedrooms, including a primary suite with a walkthrough closet and a full 4-piece ensuite. Additional features include in-suite laundry, titled underground parking and a storage locker for added convenience. Residents can also enjoy access to a clubhouse featuring a fitness center, media room and comfortable lounge area. Ideally located within walking distance to the LRT and Sobeys and just minutes from Fish Creek Park, Shawville Shopping Plaza and nearby schools—this home offers the perfect balance of convenience and lifestyle.