

**408, 23 Millrise Drive SW  
Calgary, Alberta**

**MLS # A2166505**



**\$272,500**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 452
<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>	See Remarks		

**Inclusions:** none

This top-floor unit, south-facing onto a serene courtyard, offers a modern living experience in a well-maintained building, complete with heated underground parking and a storage locker. Ideally located within walking distance to the C-train and Millrise Shopping Center, residents enjoy easy access to grocery stores, pubs, Starbucks, and Shoppers Drug Mart. The building features a lovely amenities center that includes a fitness room and gym area, an entertainment lounge, bike storage, steam room, and library. The unit boasts a balcony overlooking the courtyard with a gas line for barbecuing, and a well-designed layout with stainless steel appliances and a large central island. It has also been freshly painted, making it ready for its next owner.