

314, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2210375



\$249,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Canvas at Millrise, where location, lifestyle, and value come together! This beautifully maintained 1-bedroom, 1-bathroom condo is the perfect fit for first-time homeowners, downsizers, or savvy investors. *Condo Fees include Electricity, Heat and Water*. With a west-facing balcony overlooking the peaceful courtyard, you'll enjoy golden hour views and loads of natural light throughout the day. Step inside to discover a bright, open-concept layout featuring a spacious living area, modern finishes, and a large walkthrough closet connecting the bedroom to the 4-piece bath. The kitchen is fully equipped with stainless steel appliances, stylish cabinetry, and ample counter space for all your culinary needs. Additional highlights include: titled underground parking, assigned storage locker, in-suite laundry and access to on-site amenities like a fitness centre, recreation room, and bike storage. Condo fees include electricity, heat, water & sewer - offering true peace of mind and easy budgeting! Location is unbeatable - just steps from Sobeys, Starbucks, and public transit, making daily errands and commutes a breeze. Whether you're starting your homeownership journey or adding to your investment portfolio, this condo checks all the boxes.