

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>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 452

**LLD:** -

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

**Utilities:** -

**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.