

340, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2174153



\$269,900

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	508 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 365

Basement: -

LLD: -

Exterior: Wood Frame

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: N/A

ALL UTILITIES INCLUDEDExperience elevated living in this stunning 1-bedroom, 1-bathroom condo that offers an unbeatable combination of modern design, prime location and NEW PAINT. Overlooking the serene COURTYARD, this move-in ready unit is filled with natural light, thanks to grand 9' ceilings and an open floor plan that seamlessly connects each space. The contemporary kitchen invites culinary creativity, boasting BRAND-NEW stainless-steel appliances, abundant cabinetry, and a convenient central island. Functional living room makes placing furniture a breeze. Stay productive with the built-in tech desk, ideal for remote work or study. Carpets have just been professional cleaned for your enjoyment. Step out onto the expansive balcony to enjoy courtyard views while grilling on the gas line-equipped space—perfect for summer entertaining. The primary bedroom features a walk-through closet, leading to a stylish 4-piece bathroom with convenient cheater access. Additional comforts include in-suite laundry, a SEPARATE STORAGE LOCKER, and TITLED underground parking. This amenity-rich building provides everything you need for a vibrant lifestyle, including a fully-equipped gym, steam room, party room, and ample visitor parking. Ideally situated within walking distance to schools, shops, restaurants, and the LRT station, the home is also minutes away from the natural beauty of Fish Creek Park and the extensive amenities of Shawnessy Centre. Don't miss the opportunity to make this exceptional condo your new home!