

# \$249,900 - 314, 11 Millrise Drive Sw, Calgary

MLS® #A2210375

**\$249,900**

1 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.00 Acres

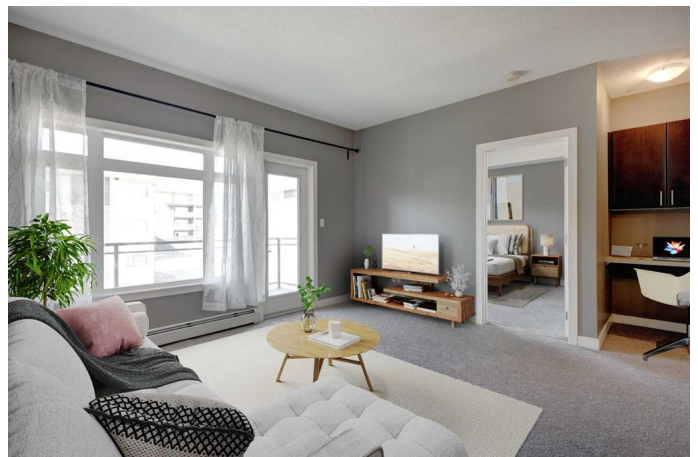
Millrise, Calgary, Alberta

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.

Built in 2008

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210375          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 571               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 314, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2H 2B8                   |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Clubhouse, Fitness Center, Party Room, Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                                                        |
| Parking        | Parkade, Titled, Underground, Owned                                                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Vinyl Windows         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                              |
| Cooling           | None                                                                                   |
| # of Stories      | 4                                                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Asphalt Shingle    |

Construction            Concrete, Stone, Stucco, Vinyl Siding

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market        10  
Zoning                    DC

**Listing Details**

Listing Office            CIR Realty

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