

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

MLS® #A2210375

**\$249,900**

1 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.00 Acres

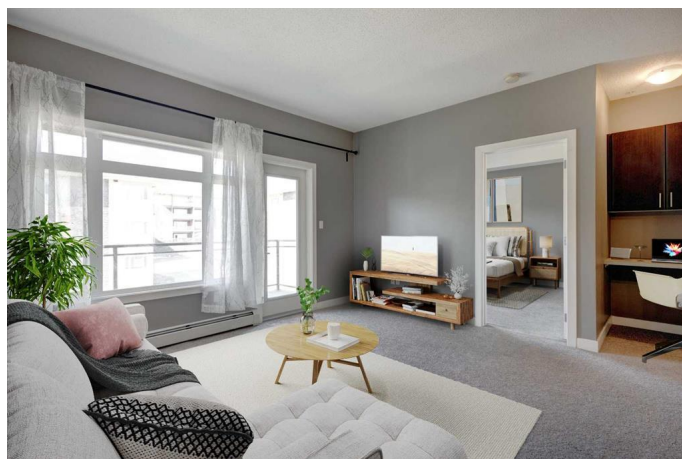
Millrise, Calgary, Alberta

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        11  
Zoning                    DC

**Listing Details**

Listing Office            CIR Realty

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