



GRASSROOTS
REALTY GROUP

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407, 11 Millrise Drive SW
Calgary, Alberta

MLS # A2320724



\$313,999

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	875 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to Canvas at Millrise! This beautifully updated 2 bedroom, 2 bathroom top-floor condo offers the perfect blend of comfort, style, and convenience in one of southwest Calgary's most connected communities. Freshly painted throughout, this bright and open-concept home is designed for comfortable everyday living and effortless entertaining, with a private balcony and gas BBQ hookup perfect for relaxing or hosting. The well-appointed kitchen showcases granite countertops, ample cabinetry, a pantry, and a functional island overlooking the spacious living and dining areas. The thoughtfully designed split-bedroom layout offers excellent privacy, with the primary suite featuring a walk-through closet and a 4-piece ensuite, while the second bedroom is ideal for guests, roommates, or a home office. Additional highlights include in-suite laundry with extra storage, a separate storage locker, and titled underground parking, along with access to excellent building amenities including a fitness room, party room, and visitor parking. The building is pet friendly as well. Ideally located within walking distance of shopping, restaurants, amenities, and transit, this move-in-ready home presents an exceptional opportunity for first-time buyers, downsizers, and investors alike. Enjoy low-maintenance living in the heart of the desirable Millrise community!