

# \$313,000 - 335, 11 Millrise Drive Sw, Calgary

MLS® #A2253151

**\$313,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

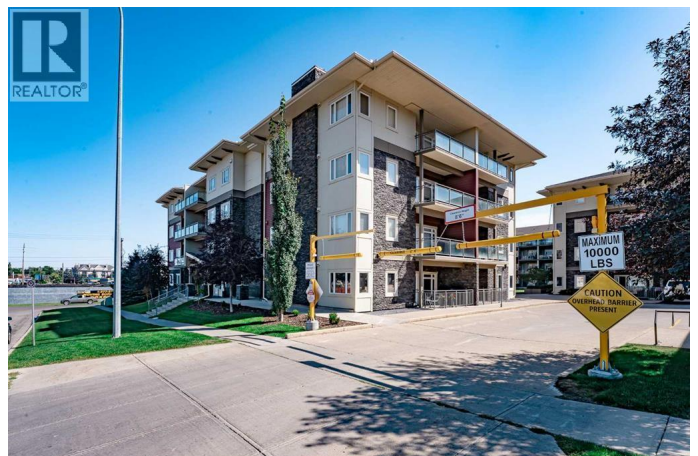
Single Family

Millrise, Calgary, Alberta

Property 'sold as is, where is'

Step into this bright and spacious top-floor 2-bedroom, 2-bathroom condo, offering over 871 sq. ft. of well-designed living space. The open-concept layout highlights a modern kitchen with stainless steel appliances, abundant cabinetry, an oversized walk-in pantry, generous counter space, and a convenient breakfast bar—perfect for both cooking and entertaining. The adjacent dining area easily accommodates a mid-sized family table, while the expansive living room extends to a large west-facing covered balcony with a gas hookup, ideal for year-round barbecues and outdoor relaxation. The primary suite features a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a full 4-piece bathroom, and a spacious in-suite laundry/storage room add to the home's comfort and practicality. Additional perks include heated titled underground parking, a separate storage locker, and secure bike storage. Condo fees cover all utilities (electricity, heat, and water), as well as access to premium amenities, including a fully equipped fitness center with lockers, a party room with kitchen, and an entertainment lounge. (id:6289)

Built in 2007



## Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2253151           |
| Price          | \$313,000          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Square Footage | 872                |
| Year Built     | 2007               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 335, 11 Millrise Drive Sw |
| Subdivision | Millrise                  |
| City        | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y3V1                    |

## Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Playground, Schools, Shopping, Clubhouse, Exercise Centre, Party Room |
| Features       | Parking                                                               |
| Parking Spaces | 1                                                                     |
| Parking        | Underground                                                           |

## Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer |
| Heating      | Baseboard heaters                                                           |
| Cooling      | None                                                                        |
| # of Stories | 4                                                                           |

## Exterior

|              |                        |
|--------------|------------------------|
| Exterior     | Concrete, Vinyl siding |
| Construction | Poured concrete        |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|



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