

**113, 23 Millrise Drive SW  
Calgary, Alberta**

**MLS # A2219059**



**\$339,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully updated and spacious 2-bedroom, 2-bathroom condo located in the desirable community of Millrise in SW Calgary. Situated on the main floor, this unit offers convenient street access and a private patio, perfect for enjoying your morning coffee. Recently upgraded with brand NEW FLOORING and FRESH PAINT throughout, the home features an open-concept layout with large windows that flood the space with natural light. The kitchen is designed for both functionality and style, complete with a large island featuring a dual-compartment sink, sleek black appliances, espresso cabinets, and a pantry for ample storage. Adjacent to the kitchen, the dining area is enhanced by a ceiling fan with a light fixture, while the spacious living area provides the perfect setting for relaxation and entertaining, with direct access to the back patio. The primary bedroom boasts a walk-in closet, a 4-piece ensuite, and its own private patio door, adding to the sense of luxury. The second bedroom is generously sized, with a large window and closet, and is conveniently located next to the second 4-piece bathroom. Additional features include IN-SUIT LAUNDRY, a TITLED underground Parking stall, and an assigned storage locker. Condo Fees cover Electricity, Water, Heat, and Sewer &mdash;adding exceptional value. Located within walking distance to the Shawnessy and Fish Creek LRT stations, and steps from Millrise shopping complex (including Sobeys, Shoppers Drug Mart, Starbucks, and more), this home offers unbeatable convenience. With nearby schools, parks, and Fish Creek Provincial Park, plus easy access to Macleod Trail and Stoney Trail, this is an opportunity you don't want to miss. Book your showing today!