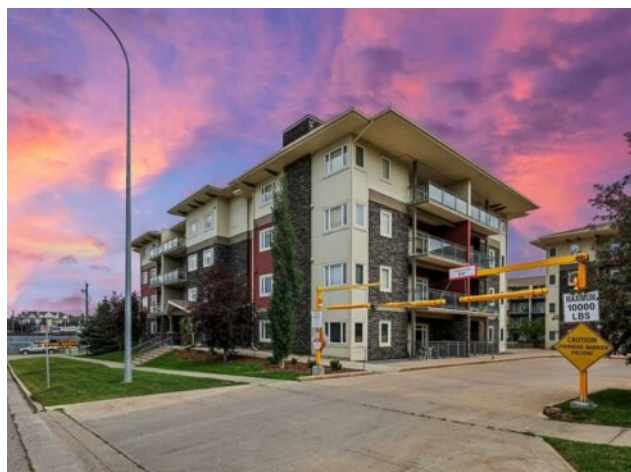


**239, 11 Millrise Drive SW
Calgary, Alberta**

MLS # A2241286



\$280,000

Division:	Millrise		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	1.94 Acres		
Lot Feat:	-		

Heating:	Baseboard, Ceiling	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: Window Coverings, Barbecue, Parking Garage Fob(s)

Welcome to unit 239 in Canvas at Millrise. This one bedroom plus den condo is the full package. Whether you're buying your first place, or downsizing, this one just makes sense. The seller is putting in brand new appliances (Check Supplements for more info) and the flooring was updated in 2022. It's been well cared for and has a layout that actually works. You've got a bright open living space, and tons of natural light. The den is perfect for a home office or extra storage. The bedroom connects to the bathroom through a walk-through closet. You've also got in-suite laundry and everything you need to feel right at home. One of the best parts? The condo fees cover your heat, water, and electricity, which makes budgeting a lot easier. You also get titled under ground parking, your own storage locker, and access to a gym, rec room, and bike storage. The location is unreal, just steps to the LRT, Sobeys, coffee shops, and restaurants. It's clean, updated, and in a great spot. This one is ready to go.