

442, 23 Millrise Drive SW  
Calgary, Alberta

MLS # A2242610



# \$340,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Millrise                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 860 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                  |            |                 |
|-------------|----------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard                                                                        | Water:     | -               |
| Floors:     | Carpet, Linoleum                                                                 | Sewer:     | -               |
| Roof:       | -                                                                                | Condo Fee: | \$ 581          |
| Basement:   | -                                                                                | LLD:       | -               |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                  | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                | Utilities: | -               |
| Features:   | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |            |                 |

Inclusions: none

Discover urban living at its finest in this top-floor corner unit! This spacious residence boasts 2 bedrooms and 2 bathrooms, featuring a large kitchen with granite countertops and a generous dining area, plus convenient in-suite laundry. Enjoy the ease of underground parking, with additional underground visitor parking available. The private balcony offers a gas hook-up and stunning downtown views, perfect for entertaining or relaxing. Residents also have exclusive underground access to a clubhouse complete with a gym and party room. Located for ultimate convenience, you're just a short walk to the C-Train, shops, and a variety of restaurants.